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Central CPD

The Clinical Skills Lab,
204a Manor Place,
Kennington, London,
SE17 3BN

16th March 2020

Dear Sir / Madam,

This supporting letter has been prepared in support of a full planning application which proposes the following at Ducie House, Duplex Unit 4, 37 Ducie Street, Manchester, M1 2JW:

"Change of use of fashion wholesales (Use Class A1) to a Veterinary Training Centre (Use Class D1)".

This application has been submitted with the following documents enclosed for approval:

- Official Copy (Title Plan)- Duplex 4 highlighted in Pink : Scaled existing and proposed plan of the area proposed for change of use
- 836-CPA-XX-GF-DR-A-2001.pdf - Location of cycle stands

Background

An initial application (LPA Ref. 12539/FO/2019) was submitted in November 2019 for the change of use of Ducie House, Duplex Unit 4. The application remains invalid on the basis that the Council need further information.

Following the applications submission, it became apparent that current use of the building is not B1 as originally thought as the current use is a fashion wholesaler which falls under use class A1. This application has therefore been amended.

The Proposals

It is proposed to change the use of the building from A1 to D1 to enable the building to be used as a veterinary training centre.

The remaining part of the letter provides information on the management and operation of the facility which was requested as part of the previous, withdrawn application.

Management and Operation Information

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1) Please include scaled existing and proposed plan of the area proposed for change of use within the host building and include annotation/highlighting clearly showing the area pertaining to the change of use.

- Official Copy (Title Plan) attached - Duplex Unit 4 highlighted in Pink.

We will require information on the operation of this facility. Further information may be required dependant on your answers to the above. Please explain the following:

a) How will the proposed use operate?

Central CPD provides continued professional development training to the veterinary profession, trading since 2009.

Central CPD run one-day and two-day courses on various subjects related to the veterinary profession, attended by 10-25 veterinary professionals on each course. Our courses run within working hours, typically 10am-5.30pm, with occasional weekend and evening courses.

b) Which subjects will be taught here? Will this facility be used to teach any noise generating subjects?

A variety of subjects for the Veterinary profession.

No noise generating subjects.

c) How does this fit in with educational provision in Manchester?

Our training centre in Central London has proved highly successful since opening in 2017 and we see Manchester as an exciting opportunity to expand training to the North and West of the Country.

Currently there are no provisions for Postgraduate Veterinary Training (Continued Professional Development) in Manchester, the nearest sites are Liverpool and Sheffield.

In 2021 an annual Veterinary Conference is relocating from Birmingham ICC to Manchester Central, initially for a period of 3 years, which will bring up to 10,000 delegates to the city, all of whom are involved in the veterinary profession, including many international delegates, which will provide the perfect



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opportunity to showcase Manchester as an easily accessible and vibrant location for veterinary training.

We have a lot of interest from the profession in a Manchester venue, including from international companies that we already provide training for in London, to provide courses for vets from all over the UK, Europe and America, in Manchester.

d) How many students will attend this facility? How many students would attend this facility in total? Additionally, how many students would be in each class, how many classes would take place at once and how many students would be in attendance in total at any one time?

There will be 10-25 people attending each course, with an average of 3 courses a week.

e) Please provide a management plan detailing how students congregating outside the building would be prevented.

The students are all post graduate professionals, attending standalone courses. At our current training centre we have never had a situation where there is any congregation outside of the building before, during or after the course.

f) Please confirm who the training facility is regulated by and registered with, eg is it licensed/recognised by the Home Office or Ofsted?

We are licensed with the RCVS (Royal College of Veterinary Surgeons).

g) Please confirm that no amplified sounds will be played.

Confirmed

h) Please comment on the likely noise levels to be generated by the use.

No noise will be heard outside of the building. Our current training centre in Central London is in a commercial unit below residential flats and no noise disturbance has ever been noted.

The majority of our courses are filmed so ambient noise levels, both within the building and externally, have to be kept to a minimum.

i) Please provide justification for the use of the office space as D1 rather than B1, including but not limited to evidence of the space being marketed as office space, detail of the measures that have been taken



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to retain office use within the building e.g. refurbishment, lower rents etc, detail of how long the space has been marketed as an office

As mentioned above, there was an error in the initial application (LPA Ref. 125395/FO/2019) - the unit is current A1 retail, used as a fashion showroom, not B1 as previously stated.

The new application is for change of use from A1 retail to D1.

3) Confirmation that direct and level access is proposed to the site, into the building and throughout the building for disabled persons. How and where would this be achieved?

a) Please provide details of how disabled and able-bodied people would enter and move between floors within the building. Where buildings are adapted, provision of access for disabled people will be sought. Indeed, when adapting buildings, full access should be made available, unless practical considerations dictate otherwise. If you believe full access is not going to be possible at the building, you must comprehensively explain all the options you have considered in order to make the building fully accessible and explain and justify the reasons why each option has been discounted. You are advised to provide scaled drawn information to back up your findings.

The building is currently not accessible to wheelchair users due to the stairs in the entrance, and the stairs down to the lower ground. Hand rails are provided on both for those less able-bodied but not needing a wheelchair.

A second DDA Assessment has been carried out on Duplex 4 by the contractors for the building, Stonehouse Projects, and the passenger lift at the rear of Duplex 4, as demonstrated on attached document Ducie House Duplex 4 DA, will be reinstated, or replaced by a platform lift if reinstatement is not possible, giving access to both the ground and lower ground floor of Duplex 4, allowing full access to the building and training facilities.

4) A brief Planning Statement that addresses planning issues and makes reference to National and Local Planning policies and guidance. It should include the following:

- A transport statement regarding the available public transport and details of a parking management strategy for the clinic. Where there is no on site provision we would expect that customers are made aware of



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this in any promotional material and that details of nearby parking arrangements are also made available along with details of public transport options available for getting to the accommodation.

We encourage all of our delegates (and staff) to utilise public transport to access their course, (as we do in London with approx. 95% of delegates using public transport). This was one of the major factors in Central CPD choosing Ducie House as a potential training venue due to its accessibility to public transport- both for UK and International delegates.

Those who are arriving by car will be directed to the nearby public car parks.

Information on reaching the venue via public transport and nearest car parks will be provided on our website as well as within delegate information packs sent via email prior to their course.

Our delegates on two-day courses often will stay in local hotels to reduce travel.

- Details of how and where refuse is to be stored within the building and how the refuse is to be collected (if the use is mixed please confirm where refuse is to be stored within the residential element and the commercial element). Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please note that separate containers for recycling should be used and you should provide details on these. You will also need to fill in and submit the proforma in Appendix E of the City Council's Waste Storage and Collection Guidance for New Developments, which you can find using the following link:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

If the proposed waste management strategy is as existing, please confirm the existing waste management details.

As per approved planning application 124536/FO/2019 Duplex 4 will have access to Ducie House current waste management system with waste refuse to the rear of the building and the bins collected 4 times a week.



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- Full details of the proposed servicing (deliveries, collection and maintenance etc.) to the proposal. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing.

As per approved planning application 124536/FO/2019

- Details of space and facilities (i.e. location and number of spaces) for secure cycle parking to be provided within the scheme.

As per approved planning application 124536/FO/2019- Duplex 4 will have access to Ducie House current provision of two cycle stands of 5 being a total of 10 No Sheffield cycle stands in a fenced area as highlighted on attachment 836-CPA-XX-GF-DR-A-2001.pdf

- Provide a management strategy explaining how students outside the teaching areas would be managed, paying particular attention preventing students loitering at entrance and exit points of the building.

The students are all post graduate professionals, attending standalone courses, at our current training centre we have never had a situation where there is any congregation outside of the building before, during or after the course.

- 5) Please confirm the security measures that will be in place at the proposed development.

As per approved planning application 124536/FO/2019

CCTV and security patrols on the Basin

- 6) A Noise Impact Assessment may be required, please contact Environmental Health via Contact Manchester on 0161 234 5000 to discuss whether this is needed. Alternatively, if you believe this is not required, please submit information regarding potential noise impacts as a result of the proposed change of use and why you believe an NIA is not required e.g. no amplified music, management of noise disturbance, hours, location etc

- No amplified music/noise generating courses
- Courses primarily during working hours 10.30am- 5.30pm
- Situated in a commercial rather than residential area



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-Mature professional delegates entering and leaving the building/area

-Filming of training material to take place in the building, so internal and external ambient noise kept to a minimum

7) Confirmation of whether any external air conditioning equipment is required as part of your proposals. For example, if an internal kitchen is proposed for the change of use, then depending on the cooking preparation proposed this may require external ventilation, If it does, then the following will be required:

i. A location plan with the application site edged in red

ii. Scaled existing and proposed plans. The proposed plans should clearly show the location of the units. The plans should also include surrounding street names

iii. Scaled existing and proposed elevations of the building from all 4 directions, with the relevant street names clearly marked (if located externally).

iv. Scaled cross-sections through the condenser units showing their relationship to the building fabric (if located externally).

v. Scaled elevations and cross sections showing any external alterations (louvres, vents etc.) required to ventilate internally located units.

vi. A technical specification of the units. This should include details such as the

appearance, dimensions, materials, colour, noise output etc. of the units.

vii. An acoustic study regarding the noise output from the units, including the

cumulative impact of all the units operating simultaneously, and any acoustic attenuation measures you are proposing to install to limit the breakout of noise from the units. You should also provide details of the ambient noise levels during the daytime, night and weekends and assess how noise from the units will impact on ambient noise levels.

viii. Confirmation of when the units will be in operation

ix. Photographs of the proposed locations



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As per approved planning application 124536/FO/2019 which includes air conditioning provision to Duplex Unit 4.

Summary

I trust that the enclosed information is satisfactory for the Council to enable a swift validation of the application. We would welcome continued, positive dialogue with the Officers during the determination of the application. In the meantime, should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours Sincerely

BVM&S GPCert(SAM) MRCVS

Director, Central CPD Ltd