

Reminder Letter

Application number: 123807/FO/2019

Proposal: CHANGE OF USE FROM B1 TO D1

Location: Speakers House, Fourth Floor , 39 Deansgate, Manchester, M3 2BA

We wrote to you previously to inform you that the above application could not be registered and to date we have not received the requested information from you.

We could not register your application for the following reason(s):

1) The red edge on your site location plan does not include 39 Deansgate within it. Therefore, please can you provide the correct address of the property, or amend the site location plan.

Ans) NORTH WING PART 4TH FLOOR SPEAKER HOUSE 39 DEANSGATE MANCHESTER M32BA.

2) Please can you confirm what use within D1 you wish to apply for.

Ans) IT WILL BE USE FOR MINOR SURGERIES UNDER LOCAL ANAESTHETIC. OUR TREATMENTS WILL INVOLVE HAIR TRANPLANT, PLASMA RICH PLATELETS, BOTOX, DERMA FILLERS AND MESO THERAPY.

3) Confirmation of what external alterations are proposed, if any, including those needed for fume extraction, air conditioning, mechanical ventilation etc. If any external alterations are proposed, please submit scaled existing and proposed elevations/plans that detail the changes.

Ans) NO EXTERNAL ALTERATIONS TO BE DONE, NO INTERNAL STRUCTURAL CHANGES NEEDED.

4) An indication of the likely noise levels you envisage being generated within the premises. If any noisy activities are proposed, acoustic insulation of the premises may be required and we may therefore require an acoustic study before registration of the application. Please confirm.

Ans) NOT APPLICABLE

5) A scheme for the storage and disposal of refuse (including segregated waste recycling) needs to be submitted. The scheme shall include:

- Estimated volumes and types of waste to be produced by the development,
- Details of internal and external stores for both waste and recycling, including any plans and designs,
- Location of the proposed collection point and details of the route the collection vehicle will take,

- Details of how waste will be transferred between stores and to the collection location,
- Details of number and capacity of bins proposed and collection frequency.

Please also see the City Council's waste proforma at the following link and fill this in: http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Please include the above information on the proposed floorplans requested and a site setting out drawing (which should include external areas). Provision for any clinical waste shall also need to be provided and full details provided.

Ans) NOT APPLICABLE

6) Full details of the proposed servicing to the proposal, e.g. for deliveries and refuse collection etc. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing.

Ans) NOT APPLICABLE, HOWEVER WE WILL HAVE EXTERNAL COMPANY TO COLLECT OUR MEDICAL WASTE. THEY WILL PROVIDE THEIR VEHICLES TO COLLECT WASTE.(COMPANY CALLED INITIAL WASTE)

7) 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?

Please provide a cross-section through the entrance showing access arrangements and provide details of how disabled and able-bodied people would move between floors within the building. Where buildings are adapted or changes of use are proposed, provision of access for disabled people will be sought 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. Please note that any proposed platform lifts should be at least 1100mm x 1400mm in size.

Ans) THE BUILDING IS FULLY EQUIPED WITH LIFTS RUNNING 24 HOUR WITH PROPER ACCESS FOR DISABLE CLIENTS.

8) A brief transport assessment, including a justification of the levels of car parking provided for the change of use space. If no parking is proposed, where would you

envisage users of the space being able to park? Would the new use have a travel plan to encourage sustainable travel to and from the site by users of the space? Is cycle parking proposed on site? Please provide full details, including a plan showing where cycle parking would be available within the building.

Ans) THE BUILDING MANAGEMENT HAS PROVIDED TWO ALLOCATED SPACE FOR THE BUSINESS HOWEVER WE HAVE A CLOSED NCP CAR PARK WITH ALL THE FACILITIES TO CATER ANY VEHICLE.

9) The development shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Please confirm what security measures are in place at the building and/or those that are intended to be installed for the new use. Please confirm that any new fixtures and fittings would be certified to the standards of Secured by Design.

Ans) THE BUILDING IS FULLY SECURED BY SECURITY SYSTEM AND A SECURITY OFFICER TO ENSURE SMOOTH FUNCTIONING OF THE PEOPLE ENTERING THE BUILDING. A SECURED DEVICE IS PROVIDED TO REGULAR USERS FOR ACCESS.

10) Confirmation of whether any new air conditioning units are proposed as part of the fit out. If they are, you will need to provide the following information:

- o Scaled existing and proposed plans/elevations. The proposed plans/elevations should clearly show the location of the units. If the units are proposed for the roof, a plan needs to be submitted and it should include surrounding street names. If the units are proposed for the roof, you will also need to provide scaled existing and proposed elevations of the building from all 4 directions, with the relevant street names clearly marked. If the units are proposed for a vertical elevation, please provide existing and proposed drawings for that particular elevation.
- o Scaled cross-sections through the condenser units showing their relationship to the roofscape/elevation.
- o A technical specification for the units. This should include details such as the appearance, dimensions, materials, colour, noise output etc. of the units.
- o An acoustic report that gives details regarding the noise output from the units, including the cumulative noise 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. Please note that any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Please demonstrate through the required acoustic report that this criteria will be met.

Ans) IN TERMS OF NOISE, THERE WON'T BE ANY LOUD NOISE AS THE PREMISES WILL BE USED FOR CLINIC PURPOSE AND WILL HAVE MINIMAL NOISE LEVEL DUE TO SURGICAL PROCEDURES BEING CONDUCTED.

o Confirmation of when the units will be in operation

Ans) THE UNIT IS CURRENTLY OPERATIONAL UNDER B1 FOR BUSINESS USE AND WE NEED D1 PERMISSION FOR MEDICAL USE TO APPLY FOR CQC LICENSE.

o Photographs of the proposed location for the units.

Ans) PLEASE SEE ATTACHMENT ALL PICTURES FOR THE PROPERTY.

If we do not hear from you within the next 28 days following the date of this letter, we will

assume you do not wish to proceed and will therefore return the whole application. However, if you wish to discuss the information required, a member of my staff will be

pleased to assist.

Please return any required documents and/or information to the Technical Support Team

using the details above.

Yours faithfully,

Julie Roscoe

Head of Planning, Building Control & Licensing