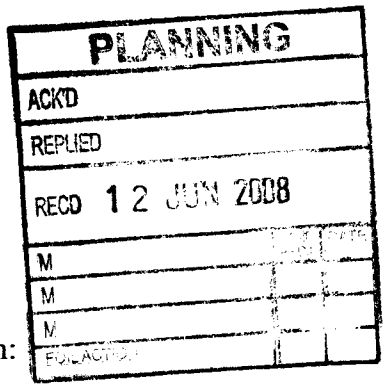


Dr Iain Lea
38 John Dalton Street
Manchester
M2 6LE

20th May 2008

Dear Sir or Madam:

I write the covering letter to accompany my planning application.

The Street:

John Dalton Street is close the Town Hall and has many restaurants and public houses. It also has cosmetic dentists and advanced eye surgery clinics.

The Building:

38 John Dalton Street is a 4-story building, which was originally built to house a bank. It now houses various businesses such as a massage therapist, beautician and hairdressers.

The Room:

The room for which I am applying for change of use is 5 meter square; it is on the 2nd floor. It has double-glazing and air conditioning. Access is gained up a flight of stairs that run in the centre of the building. The room has been previously used for bank offices, a hair salon and massage.

The Room below for the Future:

I would also like to apply for the same change of use for the room below which is very similar to the one above in size and previous use. Currently it is an overflow area for the salon below but that are happy for me to take it on in the future.

The Use:

The room will be used for Chiropractic treatment which for all intents and purposes is the same is massage without any oils etc. Chiropractors work only with a bench; no X ray equipment will be required, however referrals to an X ray facility on St John Street will occur. I expect to see around 5 patients a day 4 days a week. They will spend 30 minutes in the room being treated and then leave. The hours of opening will be from about midday till 4pm.

Waste:

The only waste produced is head paper changes for patients, which amounts to very little. There are no chemicals or any other types of waste products.

Disabled Access:

Due to structure of the building including its age disabled patients can be treated on the ground floor in the hair salon via a mobile bench.

Current Employees:

I employ a secretary in the Manchester area who performs calls to patients for me.

The Future:

I intend to expand the business and employ more local people. The expansion can take place in the current building by opening the room below. I will need at least three members of staff to man the clinic at that stage.

Your Sincerely.

Dr Iain Lea