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JRDH/AJW/B6150
20 June 2008

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PLANNING
ACK'D
REPLIED
RECD 2 3 JUN 2008
INIT DATE
FOIL ACTION

Dear Sirs

Re: 41/43 Deansgate Manchester
Application Ref: 085976

Thank you for your email of 17 June 2008 in connection with the above application. I write to provide the additional information requested, in relation to the four queries raised.

1. My client is undertaking Landlord enabling works to facilitate letting of the vacant units. A potential tenant is in place for unit 41 Deansgate who will be a retail operator. As yet there are no prospective tenants in place for 43 Deansgate. As my client is only undertaking the enabling works, it is expected that any potential tenants would be required to submit further applications as necessary should they wish to alter the use class in the future.

   Units 41 and 43 were amalgamated by the former tenant to form a single retail unit, therefore, by reinstating the units to their original configuration it is not considered that intensification is occurring. Refuse and general servicing provisions will be via the existing rear service road and yard area. I attach a copy of the site plan for the property to demonstrate the servicing arrangements.

   With regard to air conditioning/plant, my client's proposals include for strip out of the current comfort cooling provisions. Should any tenant wish to reinstall such they would be obliged to obtain separate planning permission as part of fit out proposals.

2. My client's proposals involve installation of new 215mm blockwork party walls at ground and first floor levels, between structural slabs and soffits, thereby providing barriers to sound transmission.

3. Attached are scaled copies of the cross section of the shop fronts.

4. The ground floor areas to the properties will be for retail use, accessible by the general public. Level access is provided from street level through the main entrance door, which is in accordance with Building Regulations requirements. This thereby allows full access into the public areas. First floor areas are secondary/ancillary accommodation primarily for storage use, with staircase access from ground floor level.

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The provision of lift installations to the units are not considered practical as upper floor areas are not deemed to be public areas and lift installations will reduce the lettable area, possibly discouraging potential tenants from bringing the vacant properties back into use.

Should future tenants which to utilise upper floor areas for general public use, then it is considered that they will be obliged to review the access provisions between floor levels and implement any necessary changes.

Building Regulations consent has been granted by Approved Inspectors for the proposals and attached is a copy of the Access Statement submitted as part of the application.

I trust that this is to your satisfaction but should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely