Our Ref: SAS/JD/UOLM

8th October 2013

PLANNING AND BUILDING CONTROL
10 OCT 2013
Lucy

Julie Roscoe
Head of Planning
Manchester City Council
Technical Support Team
P O Box 532 Town Hall
Manchester
M60 2LA

Sent by post & email: planning.tst@manchester.gov.uk

Application number: 103675/FU/2013
Proposal: Change of use of 4th floor from gymnasium use (D2) to non-residential Education and training centre (D1)
Location: Fourth Floor, 2 New York Street, Manchester, M1 4HJ

Ashley Smith

PROPERTY CONSULTANTS TO COMMERCE & INDUSTRY

Dear Ms Roscoe

I thank you for your letter of the 1st October.

Referring to point 1) I have sent an email to your colleague Lucy Harrison and I enclose a copy of that email for clarification purposes.

The email attached a plan for the 3rd floor which illustrated the sort of layout uses we have, based on our current 3rd floor premises.

As we do not currently have an internal 4th floor layout plan determined, and the fact that the office use is entirely ancillary to the education use, could you please confirm that a 4th floor layout plan will not be required in this instance and that the application can now be deemed valid. I confirm that any internal layout will be by demountable partitioning to allow flexibility of change of layout in the future. Such future changes would not attract the need for planning permission, albeit fire regulations and building regulations may be relevant.

I look forward to hearing from you as soon as possible and thank you for your attention to this matter.

Yours sincerely
FOR AND ON BEHALF OF ASHLEY SMITH CHARTERED SURVEYORS

STEPHEN A SMITH BSc MRICS

Enc

Ashley Smith Chartered Surveyors
Oakmere, Belmont Business Park, Durham DH1 1TW
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Regulated by RICS

Ashley Smith

From: Ashley Smith <info@ashleysmith.co.uk>
Sent: 30 September 2013 16:30
To: 'l.harrison1@manchester.gov.uk'
Subject: RE: 2 New York Street - Planning application 103675
Attachments: Plan.pdf

PLANNING AND BUILDING CONTROL
10 OCT 2013

Dear Lucy

I thank you for your email of the 26th September.

The office use is only ancillary to the educational use. The offices will not operate as a stand-alone office use and any office use will be part of the education use.

We do not have a proposed layout plan of the 4th floor as yet. We have appointed consultants but it may take a little while to obtain a layout plan as this will need to be agreed with my clients' staff at the existing 3rd floor.

I attach a copy of the 3rd floor plan which may assist you in assessing the extent to which ancillary office use is used within the premises. You will note that essentially the office use is tutor office use and therefore heavily liked to educational use. The purpose of referring to office use within the application was to ensure that you were aware that there intends to be a minor element of administrative office and tutor office use, albeit this is entirely educational related activity. On that basis I shall be grateful if you will confirm that a layout plan will not be required in this instance and that the application could proceed.

Could you also advise me as to whether this will be a matter for Committee or whether it can be determined by yourself and your colleagues under delegated powers.

Thank you for your kind attention to this matter and I look forward to hearing from you.

Yours

Sincerely

Stephen Smith

Ashley Smith
0191 384 2733

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Visit our website at: www.ashleysmith.co.uk

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From: l.harrison1@manchester.gov.uk [mailto:l.harrison1@manchester.gov.uk]
Sent: 26 September 2013 16:11
To: info@ashleysmith.co.uk
Subject: 2 New York Street - Planning application 103675

Dear Jen/Stephen

Further to the above application, please would you clarify the proposed office use that has been applied for - is this ancillary to the education use or would it operate as a stand alone office use with business carried on separately to the education use? Please provide a proposed layout plan of the 4th floor showing the education/office areas and access points.

Regards

Lucy

Lucy Harrison
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NB My days of work are Tuesday, Wednesday and Thursday

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