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Multi-Professional Design Consultants

Supporting statement Application for Change of Use from Retail A1 to A2/B1 Financial Service

This application concerns the use of the single retail unit located at ground floor level within the Peel Court development, which is currently under construction within Spinningfields, Manchester city centre.

The 'retail unit' is shown upon the consented Planning Permission drawings, on the corner of Hardman Street and Jodrell Streets, but gaining access from Hardman Street.

The Agents for the owners are concluding the negotiation with a major Financial Institution tenant Allied Irish Bank (GB), to take four floors of the ten-storey new building (ground, 7th, 8th and 9th floors). Allied Irish Bank (GB) is relocating its Manchester office and banking facility from Charlotte Street to Spinning fields. Allied Irish Bank (GB) is a business bank and not a high street retail bank.

The main entrance to the Peel Court building is located on the corner of Hardman and Byrom Streets, which gives access to ten upper storeys and a single basement car park. Allied Irish Bank (GB)'s space at ground level is to be used predominantly for a B1 Office use; it will serve as their main reception but also include a small cashing facility or banking counter, which requires separate independent access from the street. Allied Irish Bank (GB) is acquiring a total of 15,808 sq.ft. in the building, of which 12,190 sq.ft. is on the 7th, 8th and 9th floors and 3,618 sq.ft. at ground floor level, the cashing area will be circa 400 sq.ft.

Allied Irish Bank (GB) will have 71 staff initially, with plans to expand employment in Manchester to circa 100. Their current premises in Charlotte Street is not large enough for their expansion needs, and the principal reason for moving to the new premises is the larger size requirement that can accommodate their expansion plan.

The entire space to be occupied by the Bank in Peel Court is 15,808 sq.ft. over 4 floors; the counter facility, therefore, represents 1.9% of the entire space and 8.9% of the ground floor.

This Change of Use application concerns the proposal to locate the Bank's cashing facility within the ground floor 'retail unit'; essentially changing from A1 to B1 with Ancillary A2.

Commonplace, elsewhere within the newer branches of Allied Irish Bank (GB), this small cashing facility is incorporated within B1 use with Ancillary A2 or its older branches as A2. The cashing facility is provided to enable cash transactions to be carried out for the Bank's business customers.

The cashing facility is very ancillary to the Bank's business and normally is included within B1 use in other premises the Bank occupies. Allied Irish Bank (GB) is a Business Bank and will not be offering retail-banking facilities, including ATMs. It is emphasised that this type of cashing facility involves substantially less numbers of customer visits, when compared to the usual high street banks. It is further envisaged that the cashing facility will be available only during particular hours daily, thus further demonstrating the ancillary nature of the cashing facility within the Bank's overall business. The number of staff who will be employed within the cashier's area will be limited to two. The remainder of the staff on the ground floor and the other floors will be general business banking staff including a receptionist.

Attached is a drawing of the ground floor showing the broad extent and location of the proposed cashing facility, including the secure two-position and supporting strong room and secure lobby.

There is a separate entrance door on the Hardman Street side leading into the 'retail unit' on the ground floor and this separate entrance on the ground floor is essential for the Bank to enable them to provide their own security and secure areas to enable its business customers to carry out their cash transactions. Access to the Bank's other floors will be through the main common entrance.

The details of Allied Irish Bank (GB)'s proposed signage and likely position will be the subject of a separate subsequent application once the Tenancy and Change of Use have been concluded. For information photographs of a recent similar facility completed in Liverpool have been included as an indication of the quality of the street scene and frontage of the Bank's fascia.

Contamination.

A question has been made to the existence of contamination / ground gasses in the application. As the Local Authority are aware there is the existence of ground gasses in the fill which will be removed to form the basement below the application site. These will be removed by virtue of satisfying condition 11 of the approval notice under the currently under construction application 075826/FO/2005/C1. All notices and responses have been served upon the Local Authority to satisfy this condition as of 20.11.07 and are awaiting response.