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JG/MCCLe2
092281/FO/2010



Ms Jackie Tipping
Planning Division
PO box 463
Town Hall Extension
Manchester
M60 3NY

10 February 2010

Dear Ms Tipping

APPLICATION NO: 092281/FO/2010, ROYAL BUILDINGS, SECOND FLOOR, 2 MOSLEY STREET, MANCHESTER, M2 3AN

Further to your letter dated 4 February, additional information required is provided and set out below. Four copies of this letter are provided.

Four copies of the red line plan (Plan 1A) at 1:1250 scale are enclosed which identifies the area of floorspace of the second floor suite for which planning permission is sought.

Four copies of a Service Arrangements plan (Plan 5) are also enclosed as requested.

ADDITIONAL INFORMATION

Explanation of MCSE's Facility

The proposed development is for a flexible consent for the change of use from B1a (offices) to B1a (offices) and D1 (Non-Residential Institution). The applicant is seeking consent so that a prospective tenant, Manchester Central School of English (MCSE) can operate from the currently vacant floorspace on the second floor of the Royal Buildings (see Plan 1A). MCSE is a private school that teaches English as a foreign language.

It is understood that Manchester City Council requires further information regarding MCSE's operation as a teaching establishment. MCSE's concept, including the type of students that attend the school, the level of education taught and qualifications achieved are all described within King Sturge's Planning Statement at Chapter 4. The City Council has asked the following questions within its letter dated 4 February 2010:

2b. At what level will subjects be taught?

2c. How does this fit in with educational provision in Manchester? and

2e. Is this facility licensed/recognised by the Home Office or Ofsted?

In summary, at MCSE, English is taught to students at varying levels dependent on their ability. Courses are provided for students at:

- beginner;
- intermediate; and
- advanced level.

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English is taught to a range of students for example:

- to prepare students in advance of or during their university studies; and
- to improve English language skills in the business environment.

Students have the opportunity to sit the International English Learning Testing System (IELTS) which is an internationally recognised qualification which demonstrates a student's competency to perform in Higher Education. The exam is considered the worlds leading test of English for higher education and also for immigration and employment. It is also recognised by the British Council.

As MCSE is a private school for adults, with no students younger than 16 years old, the level of teaching is directed at students beyond mainstream school education. As explained within King Sturge's Planning Statement, MCSE's facility provides additional education support to further education students by providing them with the confidence to cope and learn to their best ability when applying English as a foreign language. Many students benefit from MCSE's courses as it prepares them for attending the Manchester and Salford Universities as well as other Higher Education establishments in Manchester and the wider area.

MCSE is accredited by the **British Council** and **Accreditation UK** and it is a member of **English UK** and **English UK North.** The four organisations are interlinked and Accreditation UK falls under the British Council banner. The British Council is the UK's international organisation for cultural relations and educational opportunities, see http://www.britishcouncil.org/new/. MCSE is also a member of English UK which is the national association of English language centres, accredited by the British Council and Accreditation UK. The association recognises English teaching schools within the UK, see http://www.englishuk.com/en. English UK North provides the regional arm of the national organisation. English UK supports English language providers such as MCSE to gain accreditation from Accreditation UK. Accreditation UK is the quality assurance scheme and an accrediting body for the English language teaching industry in the UK and was the first such scheme to be approved by the **UK Border Agency,** which is part of the **Home Office,** see http://www.britishcouncil.org/accreditation.htm . This was achieved following a rigorous inspection process by **Ofsted**. Students can only be issued Visas in to the UK when visiting to learn English if they are applying to a school which has been accredited by Accreditation UK. All accredited schools including MCSE undergo inspections. MCSE is not only accredited but is listed on the UK Border Agency Register of Sponsors.

Noise Matters

The City Council wishes to understand whether the facility, to be operated by MCSE could have any noise implications. Within its letter dated 4 February 2010, specific questions have been asked by the City Council:

2a. Will this facility be used to teach any noise generating subjects such as music or drama?
and

2d. Will any amplified sounds be played?

It has been explained in King Sturge's Planning Statement that MCSE is a school teaching English as a foreign language. There are no other subjects taught by the school. This is a desk based education establishment. Noise generating subjects including music or drama do not form any part of the structure of MCSE's school.

Amplified sounds in the form of playback of a tape recording may take place during some lessons, however, communication in learning to speak and understand English is principally projected by the teacher. Any playback of a recording is not expected to be louder than, for example, a telephone conference call in an office meeting room. Classroom sizes are small with a maximum capacity of 12 students, and some less, including one on one classes, (see submitted Plan 4). There are no lecture halls or similar large scale teaching rooms therefore no microphones or other amplified systems are required.

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Furthermore, the noise levels generally within MCSE's school is unlikely to be any louder than within a normal B1 office environment. As explained above, classroom sizes are small. It is also likely that some office environments will be noisier than MCSE's classrooms. For example office meetings can take place in rooms larger than MCSE's proposed classrooms and can occasionally become quite noisy and heated. Experience of MCSE's current location is that the existing facility is quiet.

MCSE has been operating from its current location at 6-12 Fountain Street for five years and has not received any noise complaints. The proposed development at the Royal Buildings will continue to operate in the same manner when it relocates, thus no noise issues should arise.

King Sturge therefore considers that the proposed development is unlikely to raise any noise issues and an Acoustics Study should not be required.

Service Arrangements

Servicing of the application site will be the same as existing arrangements for the remainder of the Royal Buildings. Currently, any deliveries and services are accessed from Meal Street (see Plan 5) which sits immediately to the west of the Royal Buildings. Deliveries such as stationary, post, refreshments etc arrive by vehicles including bicycle (for couriers), car, van or HGV and park on Meal Street off Mosley Street. All such delivery vehicles already service the building from Meal Street for existing tenants of the Royal Buildings and of Primark. All deliveries to the office suites within the building are taken through the main building entrance on Mosley Street. Deliveries are infrequent. It is not expected that more than one delivery will take place each day except for possible extra post.

King Sturge has provided all additional information required by the City Council to validate the planning application. The proposed flexible consent is an appropriate development for the application site and it will bring a long term vacant space of some eight years, back in to use. I trust that there is sufficient information for the Council to grant planning permission accordingly. If you have any further queries please do not hesitate to contact me.

Yours sincerely

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