David Staniland

From: e.greaves@manchester.gov.uk
Sent: 08 April 2014 16:06
To: David Staniland
Subject: Re: 104456/FO/2013/C2 - Boulton House

Dear David,

It is a shame that you have found that the entrance cannot be made fully accessible. I would advise you that as the availability of direct and level access is a material consideration a change to this cannot be considered as a non-material amendment and should instead be submitted as an application to vary the relevant conditions under section 73 of the Town And Country Planning Act 1990.

Your application will need to included a fully completed application form, a site location plan, an explanation and justification for the variation of conditions and copies of all information listed condition 2 of the above approval amended to reflect your current proposals.

I hope that this is of use to you.

Regards,

Emily Greaves,
Planning Officer,
City Centre Development Management,
Planning,
Growth and Neighbourhoods Directorate,
Manchester City Council,
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David Staniland <David.Staniland@knightfrank.com>

08/04/2014 15:14

To "e.greaves@manchester.gov.uk" <e.greaves@manchester.gov.uk>
cc
Subject 104456/FO/2013/C2 - Boulton House

Emily

104456/FO/2013/C2 - Boulton House

I have tried to contact you a few times to discuss the way forward for the above proposal. Please can you give me a call back or respond to this email with your thoughts when you have had a chance to consider my query.

It has become apparent that installing a ramp at the approved access is not a viable option.

I am informed that the ground floor slab is more than 550mm deep and therefore almost certainly suspended rather than cast in situ.

The result of this is that the contractor cannot cut out a section of the slab to create a reduced level for the ramp. The only way they could reduce the slab level would be to remove a whole bay of the ground floor slab, i.e. a square between four structural columns.

This is not practical because it would mean closing the entire building as the whole reception floor would need to be removed and the cost would be in excess of £50,000.

Our Building Surveyor has consulted with Green Door Building Control Inspectors who have confirmed that they are comfortable with the existing disabled access provisions.
In addition to the existing main entrance to the building, which is 5m from the new entrance and includes level access provisions, there is a second means of level access to the rear of the building which exclusively serves the ground floor.

I wanted to therefore talk to you about how we can resolve this issue.

I consider there to be two options - submitting a minor material amendment application or submitting a variation of Condition application, with the view to varying Conditions 2 and 3. Both options will fully justify why the ramp cannot be installed and will expand upon my brief explanation above.

Of these options, I consider the minor-material amendment route to be the most suitable. Please can you confirm that you agree.

Notwithstanding the above information, it will still be necessary for me to discharge the Condition which requires further information regarding the security measures.

Please could you provide your thoughts at your earliest convenience.

Kind regards

David

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