

Planning Statement

Arden University

Part of Floor 4, 2 Hardman Street, Manchester

November 2024

1.	Introduction	3
2.	Site and Surroundings	5
3.	Planning History	7
4.	Proposed Development	9
5.	Planning Policy Context	12
6.	Informal Pre-application	18
7.	Planning Considerations	19
8.	Conclusions	22

1. Introduction

Introduction

1.1 This Planning Statement has been prepared to accompany an application seeking permission on behalf of Arden University (the 'Applicant') to change the use of part of the existing office space at Floor 4, 2 Hardman Street, Manchester into an education facility (use class F1(a))

1.2 The application also seeks to utilise Class V of the General Permitted Development Order (GPDO) to secure a flexible permission at the site. Flexible permission is sought to allow change of use between F1(a) and/or E(g)(i) over a period of 10 years.

1.3 The proposed development is described as follows:

“Full Flexible Planning Permission (Under Class V of the General Permitted Development Order 2015) for Change of Use of Part of Floor 4 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) and Associated Works”

1.4 Arden University currently occupies Floors 5 and 6 within 2 Hardman Street and therefore it is considered that the principle for education use at this location has been established.

1.5 The planning application is accompanied by the following supporting documents:

- Planning Drawings:
 - Location Plan (prepared by JLL)
 - 4th Floor 2 Hardman Street - Existing Layout Plan (ref: 001) (prepared by JLL)
 - 4th Floor 2 Hardman Street - Proposed Layout Plan (ref: 002) (prepared by JLL)
- CIL Form

1.6 This planning statement identifies and addresses the issues relevant to the consideration of the application submission, as follows:

- Description of Site and Surrounding Area;
- Planning History of Site;
- Proposed Development;

- Relevant Planning Policy;
- Informal Pre-Application;
- Relevant Planning Considerations; and
- Conclusions.

2. Site and Surroundings

Site

2.12 Hardman Street is located within central Spinningfields and is shown in Figure 1 below. The planning application relates to the area highlighted in red (see Figure 2 below) on Floor 4 at 2 Hardman Street, Manchester

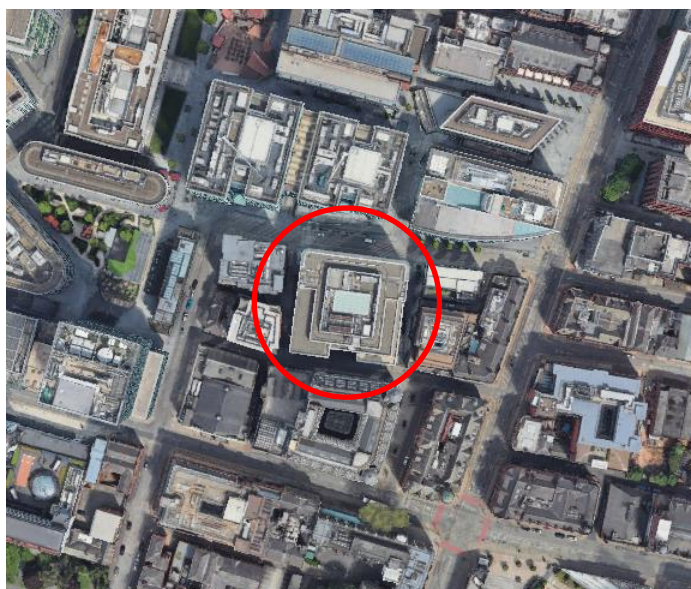


Figure 1 - Aerial View of Building

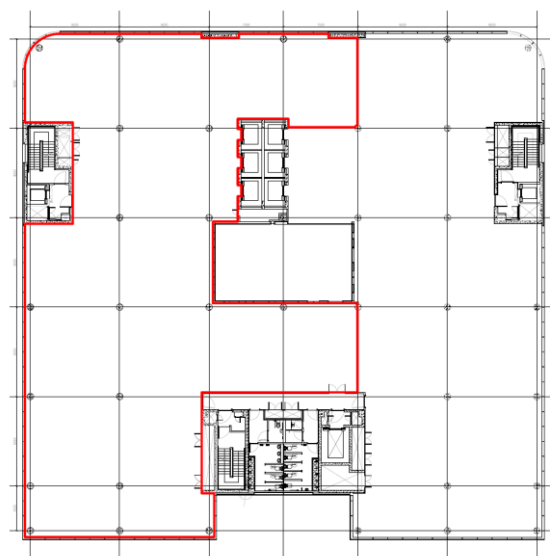


Figure 2 – 4th Floor Red Line Area

2.2 The building is arranged over nine floors. The six upper floors comprise a mixture of office and education uses, while the ground floor is comprised of the reception area, breakout space and a coffee bar. The building includes 2no. basement levels, comprising car parking, a bike store, wellness suite and showers.

2.3 Two floors (5th and 6th) within the building are currently occupied by Arden University.

2.4 The building is predominantly surrounded by neighbouring office buildings with 3 Hardman Street and 1 Spinningfields Square located to the north. 1 Hardman Street and Invicta House located to the east, Sunlight House located to the south and 4 Hardman Street and 1 Byrom Place are all located to the west.

Surrounding Area

2.5 The property is located on Hardman Street within the Spinningfields development in Manchester which is well connected and easily accessible on foot or by public transport. Deansgate runs to the east of the site.

2.6 The site is in a sustainable location with a wide range of public transport routes available.

2.7 Numerous bus stops are located within 250 – 300m of the building along Quay Street, Bridge Street and Gartside Street. Bus routes provide links to Bolton, Leigh, Salford, Warrington and Trafford. Bus stops permitting access onto Free Bus Route 1 are also located within 250m of the building and provide regular routes to Piccadilly Railway Station and Deansgate Station.

2.82 Hardman Street is situated 600m from Salford Central Station and 750m from Deansgate Station with metro links within a similar distance.

Constraints

2.9 The site lies adjacent to a number of Grade II listed buildings, including 184 and 186 Deansgate, Royal London House, Sunlight House and The Opera House. However, as the application is for a Change of Use, it is considered that the proposal will have no impact on the neighbouring heritage assets.

3. Planning History

3.1 A planning history search has been undertaken via a desktop search of Manchester City Council's website.

3.2 There have been numerous planning applications for the site, the relevant permissions are set out below.

Planning Reference	Description	Decision and Date
137213/FO/2023	Flexible planning permission for change of use of floors 5 and 6 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) and associated works	25 July 2023
133231/NMC/2022	Non-Material Amendment to planning permission ref. 130580/FO/2021 for minor alterations relating to the approved lighting scheme	17 March 2022
130581/FO/2021	Installation of replacement plant on roof (comprising 12no condenser units)	25 June 2021
130580/FO/2021	External works to two entrances of 2 Hardman Street including the installation of a light box	25 June 2021
102907/FO/2013/C1	Inclusion of office use (Class B1) as an approved use of Unit 2B in addition to the approved retail and leisure uses (Classes A1, A2, A3, D1 and D2) already approved pursuant to planning permission ref. 072779/FO/2004/C1	01 July 2013
088148/AO/2008/C1	Installation of 1 no. individual letter sign to glazing and 2 no. freestanding totem signs	20 February 2009
080430/AO/2006/C1	Installation of 2 No branded signs behind the glazing	26 October 2006
072779/FO/2004/C1	Construction of an office building (use class B1) with use class A1 (shops), A2 (financial and professional services) A3 (food and drink), D1 (non-residential institutions) and D2 (assembly and leisure) at ground floor level. The creation of a new pedestrian Street (Little Quay Street) and related access, servicing and associated works (amendment to previous approval 066967/FO/CITY/03)	15 September 2004

3.3 On 25 July 2023, permission was granted for 'Flexible planning permission for change of use of floors 5 and 6 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) and associated works' under planning reference: 137213/FO/2023.

3.4 Informal pre-application discussions took place in 2023 and it was concluded that the proposed approach, which seeks a flexible consent allowing the floors to revert back to Office use, is acceptable. This would allow the building to respond to market changes and provides increased flexibility for the applicant and landowner.

4. Proposed Development

Introduction

4.1 The proposed development is described on the application as follows:

‘Full Flexible Planning Permission (Under Class V of the General Permitted Development Order 2015) for Change of Use of Part of Floor 4 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) and Associated Works’

4.2 This planning statement is submitted to support a flexible planning application which proposes the change of use of part of floor 4 in the existing building from use class E(g)(i) Offices to use class F1(a) Education and/or use class E(g)(i) Offices and other associated works.

4.3 The application seeks to utilise Class V of the General Permitted Development Order (GPDO) to secure a flexible permission which allows for the building to change use between use class F1(a) Education and/or use class E(g)(i) Offices for a period of 10 years. This allows the building to respond to market changes and provides increased flexibility for the applicant and landowner.

Proposed Occupier

4.4 Arden University was established in the UK in 1990 and offers a learning experience which provides both online and blended learning degree courses. They currently offer a wide range of flexible undergraduate and postgraduate degrees with more than 90 career-focused qualification many of which are accredited by leading professional bodies such as the British Psychological Society, the Chartered Management Institute, the Chartered Institute of Marketing, the Agency for Public Health Education Accreditation, the Association for Project Management, and many others.

4.5 Arden University is a leading provider of flexible online and blended learning degree courses and currently have more than 27,000 students studying globally, both online and at nine centres in the UK and Germany.

4.6 3,275 students are enrolled and travel in from the surrounding area via public transport, predominantly.

4.7 Arden University recently consolidated its two Manchester sites, following the grant of planning permission ref: 137213/FO/2023 and now occupy floors 5 and 6 at 2 Hardman Street.

4.8 An increase in student numbers was proposed for 2024 and as such greater space is needed to accommodate this uptake. As such, Arden University seek to occupy part of floor 4 and as such a change of use is required at Floor 4, 2 Hardman Street.

The Proposal

4.9 The proposals comprise the change of use of part of floor 4 from E(g)(i) Office to F1(a) Education and/or E(g)(i) Offices and associated works.

4.10 The expansion onto part of the 4th floor is to accommodate an uplift of approximately 150 - 200 students and 4 – 5 teaching staff.

4.11 2 Hardman Street became Arden Universities main building in Manchester, providing several courses including, but not limited to, Law, Business, Engineering, Psychology, Sociology, Graphic Design, Computer Science and Tourism. Further BA courses and apprenticeships are also offered. The proposed change of use will allow the University to expand and accommodate the increase in student numbers.

4.12 The change of use application seeks to provide education services with associated amenities across part of the floor.

4.13 Due to the nature of the facility, students will not be expected to be present throughout the day. Arden University have morning classes (09:30 – 13:00) and afternoon classes (13:30 – 17:00) and students will attend one of those sessions. Therefore, arrival and leaving times will be staggered.

4.14 The proposal seeks a flexible consent allowing the relevant part of the 4th floor to revert back to Office Use (E(g)(i)). Thereby allowing the building to respond to market changes and providing flexibility for the applicant and landowner.

Access

4.15 The site is sustainably located and highly accessible via public transport.

4.16 Students currently travel into Manchester City Centre via public transport to attend classes and seminars. It is therefore considered that new students will continue to make use of the various forms of public transport to travel into the proposed 2 Harman Street site.

4.17 Several car parks are located within close proximity to the site should staff or students travel in via car.

Employment

4.18 The proposals will result in the creation of approximately 4 - 5 new jobs. This will result in approximately 100 university jobs at the 2 Hardman Street site.

Opening Times

4.19 The proposed opening times are as follows:

- 08:00 – 22:00 (Monday to Friday); and
- 08:00 – 16:00 (Saturday)

Security

4.20 A staffed reception and fob access will be required to access the proposed Arden University floor.

Refuse

4.21 Any waste will be dealt with as part of the buildings existing waste strategy.

5. Planning Policy Context

Introduction

5.1 The Local Planning Authority, Manchester City Council, will be obligated under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to make their determination according to the Development Plan when determining a planning application on the site unless material considerations indicate otherwise.

5.2 Planning policy, development plan documents and guidance applicable to the development proposals are contained in the following:

- The Development Plan, comprising of:
 - The Core Strategy (Adopted 2012)
 - Saved policies of the Unitary Development Plan (Adopted July 1995)
- National Planning Policy Guidance:
 - National Planning Policy Framework
 - National Planning Practice Guidance
- Other material considerations include:
 - Places for Everyone Plan
 - Guide to Development in Manchester SPD

Local Planning Policy

5.3 As set out in the below extract, the site is not allocated by the Local Authority for a particular use. However, it does fall within the Deansgate Conservation Area and in the designated City Centre.

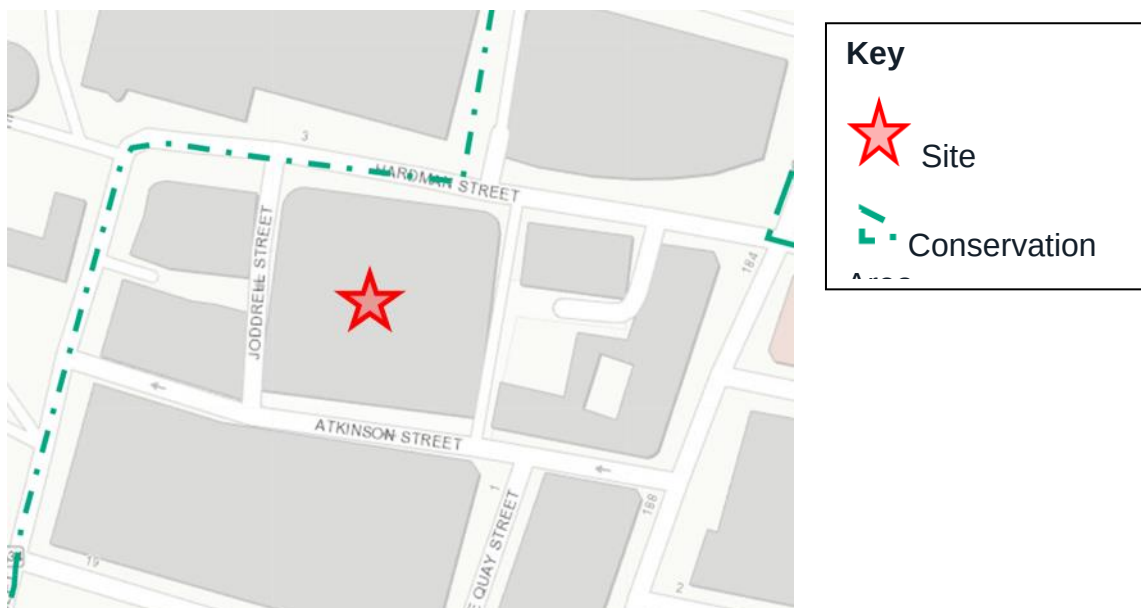


Figure 3 - Extract taken from the adopted policy map

Core Strategy

5.4 The Core Strategy was adopted by Manchester City Council in July 2012 and is the key document in Manchester Local Development Framework. It outlines the Council's vision along with planning policies which will be used to deliver this vision.

5.5 As aforementioned, the site falls within the defined City Centre area.

5.6 Policy SP1 sets out the key spatial principles to guide the strategic development of Manchester. It highlights the City Centre as a regeneration area where development should have regard to the character, issues and strategy. The policy goes on to set out that development should make a positive contribution to neighbourhoods, creating well designed places, protecting and enhancing the built environment and improve access to jobs, services and education.

5.7 Policy EC1 supports employment and economic growth in Manchester, for example by ensuring the continued social, economic and environmental regeneration of the City.

5.8 Policy EC2 seeks to retain existing employment space and site. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that the existing use is un-viable, incompatible, unsuitable and/or, on balance the proposals are able to offer greater benefits.

5.9 Policy CC1 identifies the City Centre as a strategic economic location and focus of employment growth in the City and City Region.

5.10 Policy CC10 sets out that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Uses which increase the diversity and activity in the City Centre will be supported.

5.11 Policy EN1 expects all development in Manchester to follow the seven principles of urban design, as identified in national planning guidance.

5.12 Policy EN2 encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

5.13 Policy EN4 seeks to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices by reducing the need for energy through passive design, improved insulation, and using low or zero carbon generating technologies.

5.14 Policy DM1 sets out that all development should have regard for appropriate siting, layout, scale and form; impact on the surrounding area; effects on amenity; accessibility, etc.

UDP Saved Policies

5.15 The Core Strategy replaced much of the Unitary Development (UDP), but some UDP policies are extant. Of these, the below policy is of relevance.

5.16 Policy DC18.1 sets out that the Council will give particularly careful consideration to development proposals within Conservation Areas.

Other Material Considerations

National Planning Policy Framework

5.17 The revised National Planning Policy Framework was updated in December 2023 and contains national planning policy for England.

5.18 The 2023 NPPF in paragraph 8 states that *‘the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.

5.19 Plans should apply a presumption in favour of sustainable development (paragraph 11), which means that, for decision taking they should approve development proposals that accord with an up-to-date development plan without delay.

5.20 Section 6 of the NPPF is entitled 'Building a strong, competitive economy'. Paragraph 85 sets out that *'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'*.

5.21 Section 8 is entitled 'Promoting health and safe communities'. Paragraph 99 sets out that *'it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- b) *work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted'*.

5.22 Paragraph 100 sets out that *‘to ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted’.*

5.23 Section 11 is entitled ‘Making effective use of land’. Paragraph 123 recognises that *‘planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land’.*

Places for Everyone

5.24 Places for Everyone was adopted on 21 March 2024 and is a joint development plan of the nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth.

5.25 Policy JP-Strat2 ‘City Centre’ identifies the City Centre as the most significant economic location in the country outside of London and that development will enable people to take advantage of the access to education and training.

5.26 Policy JP-S1 ‘Sustainable Development’ states that *‘development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives’.*

5.27 Policy JP-S2 ‘Carbon and Energy’ aims to deliver a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, through a range of measures, including retrofitting, increasing nature-based solutions, and an expectation for new development to be net zero.

5.28 Policy JP-S4 ‘Flood Risk and the Water Environment’ states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change.

5.29 Policy JP-P5 sets out that *‘significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by:*

- 1. Enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities;*
- 2. Ensuring the delivery of sufficient school places to respond to the demands from new housing, such as through:*
 - a) Working with education providers to forecast likely changes in the demand for school places; and*
 - b) Where appropriate, requiring housing developments to make a financial contribution to the provision of additional school places and/or set aside land for a new school, proportionate to the additional demand that they would generate;*
- 3. Supporting the continued growth and success of the university sector, such as through:*
 - a) Enhancing the existing campuses and developing new ones;*
 - b) Strengthening the world-leading research capabilities and promoting opportunities for business spin-offs; and*
 - c) Continuing to help develop Greater Manchester as the UK’s best destination for students’*

Guide to Development in Manchester SPD

5.30 The Guide to Development in Manchester Supplementary Planning Document is a means of guiding those involved in the development process, setting out the City Council’s stance on a wide range of issues, demonstrating, where applicable their links to the Manchester UDP. The document acts as both an SPD and planning guidance and aims to provide guidance which will help to develop and enhance an environment within Manchester which is visually attractive, has a unique and positive sense of place and which properly caters for the functions which it accommodates both now and in the future.

6. Informal Pre-application

- 6.1 JLL approached Manchester City Council ('MCC') on 1st February 2023 for informal pre-application before submitting application ref: 137213/FO/2023 for *'Full Flexible Planning Permission (Under Class V of the General Permitted Development Order 2015) for change of use of floors 5 and 6 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) and associated works'*. JLL sought advice relating to the principle of the proposed education use and whether it would be acceptable in planning terms at 2 Hardman Street, Manchester.
- 6.2 It was confirmed that Education use (Use Class F1(a)) would be acceptable in principle.
- 6.3 The client sought further advice regarding the ability to revert the floors back to office use (E(g)(i)) should market forces dictate a need.
- 6.4 An MCC Principal Planning Manager confirmed that the client would be able to change the use back to Class E within a 10 year period as stated under Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) Order.
- 6.5 In 2023, JLL sought further clarity from the Council regarding the use of Class V. JLL queried that if education use was in place at the end of the 10 year term, then education would be the lawful use. Therefore, beyond 10 years, an application for office use would be required to revert the use back to office.
- 6.6 JLL sought clarification from MCC that reverting back to office use after 10 years would be both supported by the Council and acceptable. MCC confirmed that they didn't see any reason why it wouldn't be [supported or considered acceptable] at this stage. MCC also confirmed that it [change of use from Education (F1(a) to Office (E(g)(i))] would require planning permission as it would be outside of the 10 year window.
- 6.7 As the proposed change of use of part of floor 4 is in line with the permission granted for floors 5 and 6, it is considered that the Council should take a consistent approach. As such it is considered that there is principle for the change of use of part of floor 4 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) at 2 Hardman Street.

7. Planning Considerations

Principle of Development

- 7.1 Arden University recently consolidated its two Manchester sites, following the grant of planning permission ref: 137213/FO/2023 and now occupy floors 5 and 6 at 2 Hardman Street. An increase in student numbers was proposed for 2024 and as such greater space is needed to accommodate this uplift of approximately 150 - 200 students and 4 – 5 teaching staff.
- 7.2 Therefore, the proposal comprises a change of use from class E(g)(i) Offices to use class F1(a) Education and/or use class E(g)(i) Offices and associated works at part of Floor 4, 2 Hardman Street, Manchester.
- 7.3 The site is in a sustainable location close to public transport links and services in accordance with NPPF paragraph 11, which applies a presumption in favour of sustainable development.
- 7.4 Informal pre-application advice was sought from the Council in 2023 in relation to planning application ref: 137213/FO/2023. The Council confirmed that education use would be acceptable in principle at this location. Permission was granted for application ref: 137213/FO/2023 on 25 July 2023 for *'Flexible planning permission for change of use of floors 5 and 6 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) and associated works'* at Floor 5 and 6 at 2 Hardman Street. As the proposed change of use of part of floor 4 is in line with the permission granted for floors 5 and 6, it is considered that the principle for education is accepted at this location and the Council should take a consistent approach.
- 7.5 The application seeks to utilise Class V of the General Permitted Development Order (GPDO) to secure a flexible permission which allows for the building to change use between use class F1(a) Education and/or use class E(g)(i) Offices for a period of 10 years. This allows the building to respond to market changes and provides increased flexibility for the applicant and landowner.
- 7.6 Informal pre-application advice was sought from the Council in 2023 in relation to the above approach. The approach was considered to be acceptable, and it was confirmed that if the Client wishes to revert back to Office Use after 10 years, it should be supported by the Council and considered acceptable. As the proposed change of use of part of floor 4 is in line with the

permission granted for floors 5 and 6, it is considered that the Council should take a consistent approach.

7.7 The existing use of floor 4 is Class E(g)(i) Offices which falls under an employment use in planning terms. Policy EC 2 of the Core Strategy seeks to retain existing employment space and sites. The proposal to implement a flexible office/educational use therefore accords with this policy, as it retains office use and provides the opportunity to diversify the offer in the City Centre and improve the provision of education in a sustainable location. Furthermore, the education element of the proposal would result in the creation of approximately 4 to 5 jobs and would therefore provide employment value on an existing employment site in accordance with local policy.

7.8 Additionally, the adopted Places for Everyone Plan sets out the importance of providing education and training in the City Centre (Policy JP-Strat 2). This is echoed in Policy JP-P5 which promotes enhancements in education, skills and knowledge to benefit existing and new residents. Moreover, Policy JP-P5 supports the continued growth and success of the university sector, through enhancing the existing campuses and developing new ones, strengthening the world-leading research capabilities and promoting opportunities for business spin-offs and continuing to help develop Greater Manchester as the UK's best destination for students. The proposal accords with this policy by providing an educational facility from an established University Group in a well-connected location.

7.9 As the proposed development is for a change of use with no external alterations, there will be no impact from the development on the locality and therefore the Conservation Area will not be affected, in accordance with Core Strategy Policy EN 2 and NPPF paragraph 200 which seeks to protect heritage.

Marketing

7.10 The part of 4th floor relevant to this application has been vacant following Deloitte's exit from 2 Hardman Street just over 36 months ago.

7.11 A full marketing campaign has been undertaken including brochure, film, social media targeting, onsite marketing, online marketing and building launch.

7.12 The space has been marketed for 24 months, during the refurbishment and post refurbishment. During this time, there has been limited interest from other office occupiers and none which resulted in a letting.

7.13 Arden University seek to occupy part of Floor 4 and as the proposed change of use of part of floor 4 is in line with the permission granted for floors 5 and 6, it is considered that the principle for education is accepted at this location and the Council should take a consistent approach.

Summary

7.14 Overall, the proposal represents sustainable development by utilising an existing site to diversify the offer in the City Centre in accordance with national and local planning policy and should therefore be approved.

8. Conclusions

8.1 The proposed development is described in the application as follows:

‘Full Flexible Planning Permission (Under Class V of the General Permitted Development Order 2015) for Change of Use of Part of Floor 4 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) and Associated Works’

8.2 Arden University recently consolidated its two Manchester sites, following the grant of planning permission ref: 137213/FO/2023 and now occupy floors 5 and 6 at 2 Hardman Street. An increase in student numbers was proposed for 2024 and as such greater space is needed to accommodate this uplift of approximately 150 - 200 students and 4 – 5 teaching staff.

8.3 The proposal therefore comprises the change of use of part of floor 4 in the existing building from use class E(g)(i) Offices to use class F1(a) Education and/or use class E(g)(i) Offices with other associated works.

8.4 Permission was granted for a similar application (ref: 137213/FO/2023) in July 2023 for *‘Flexible planning permission for change of use of floors 5 and 6 from E(g)(i) (Office) to F1(a) (Education) and/or E(g)(i) (Offices) and associated works’* at Floor 5 and 6 at 2 Hardman Street. As the proposed change of use of part of floor 4 is in line with the permission granted for floors 5 and 6, it is considered that the principle for education is accepted at this location and the Council should take a consistent approach.

8.5 The application seeks to utilise Class V of the General Permitted Development Order (GPDO) to secure a flexible permission which allows for the building to change use between use class F1(a) Education and/or use class E(g)(i) Offices for a period of 10 years. This allows the building to respond to market changes and provides increased flexibility for the applicant and landowner.

8.6 Informal pre-application discussions were held with the Council in 2023 and it was concluded that the proposed approach, which seeks a flexible consent allowing the floors to revert back to Office use, was acceptable. As the proposed change of use of part of floor 4 is in line with the permission granted for floors 5 and 6, it is considered that the Council should take a consistent approach.

- 8.7 The proposed use is considered to be appropriate for the location, in keeping with the local character and compatible with the surrounding uses.
- 8.8 The proposal constitutes a sustainable economic development which impacts positively on the local economy and creates approximately 4 to 5 jobs and is therefore inline with local policy.
- 8.9 Moreover, it is considered that the proposals are in line with Policy JP-Strat2 and Policy JP-P5 of the Places for Everyone Plan, which set out the importance of providing education and training in the City Centre and promotes enhancements in education, skills and knowledge to benefit existing and new residents, respectively.
- 8.10 We trust the information submitted with the application is sufficient to consider the proposals, which we consider to be acceptable in the location and in accordance with adopted planning policies and the NPPF.
- 8.11 We look forward to receiving confirmation that the application has been validated. Should you have any queries in the meantime, please do not hesitate to contact me.

We can support you with expert advice that reflects your business needs and priorities

Yvette Black

Associate

yvette.black@jll.com

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 106,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

© 2024 Jones Lang LaSalle IP, Inc. All rights reserved.