

20 November 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir or Madam,

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

PART OF FLOOR 4, 2 HARDMAN STREET, MANCHESTER, M3 3HF

Jones Lang LaSalle ('JLL') have been instructed by Arden University ('the Applicant') to submit an application to change the use of part of the existing office space at Floor 4, 2 Hardman Street, Manchester into an educational facility. 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.

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'

The application has been submitted today via Planning Portal (ref: PP-13537150) and comprises the following supporting information:

- Planning Application Form and Certificates (prepared by JLL)
- Planning Statement (prepared by JLL)
- 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 (completed by JLL)

Payment of £578.00 has been made to Manchester City Council to cover the planning application fee.

We consider that the proposal is in accordance with the revised NPPF and Places for Everyone plan. Moreover, we consider the proposal to be wholly compliant with local Policy set out in Manchester Unitary Development Plan 'saved' policies (1995) and Manchester Core Strategy (2012).

I look forward to receiving validation of the application. If you need any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'yblack', with a stylized, cursive 'y'.

Yvette Black MRTPI
Associate Planner