

ADDITIONAL INFORMATION

Please see information below in response to the 7 reasons of invalidation:

1) Storage location in site edge red and waste management strategy are needed.

See additional drawings submitted with this document (drawing 1100)

2) We need an acoustic survey/noise assessment due to other uses in the building.

See acoustic report submitted with this document.

3) We need a statement on the loss of office space including how long the offices have been vacant.

The existing vacant office space is approx. 350m². All 350m² of this space will be converted to residential flats. A brief history of the office space is attached (Canning O'Neill)

4) Please confirm compliance with Manchester minimum space standards.

See 1003 – First Floor plan submitted with this document. As shown by figures on 1003, all four flats comply with Manchester's Emerging Space Standards.

5) Please provide an assessment of the impact on the conservation area.

We are adding one window to the side (beneath the bridge), dividing an existing window to the rear and partially obscuring the front glazing – we believe this has no impact on the Ancoats Conservation Area.

6) Please provide an access statement that confirms that there is level access in to and throughout the accommodation.

Due to site conditions, level access to first floor is not possible. We have taken advice from building control and believe this is acceptable, as it is a change of use and not new build.

7) Please provide details of cycle parking

Each flat will have one bike rack within entrance lobby / utility. See revised plans submitted with this document (drawing 1003).

Yours faithfully,

Jack Cannon

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