

Planning Department
Manchester City Council
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Town Hall
Manchester
M60 2LA

Jones Lang LaSalle Ltd
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06 June 2023

Dear Sir or Madam,

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

FLOORS 5 & 6, 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 the existing office space at Floors 5 and 6, 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 floors 5 and 6 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-12187503) and comprises the following supporting information:

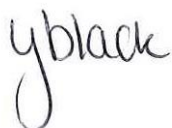
- Planning Application Form and Certificates (prepared by JLL)
- Planning Statement (prepared by JLL)
- Planning Drawings:
 - Location Plan (generated on Planning Portal)
 - 5th Floor Existing Plan (ref: 1198-05-EX-01) (prepared by bluesky Design)
 - 6th Floor Existing Plan (ref: 1198-06-EX-01) (prepared by bluesky Design)
 - 5th Floor Proposed Plan (ref: 1198-05-PR-01) (prepared by bluesky Design)
 - 6th Floor Proposed Plan (ref: 1198-06-PR-01) (prepared by bluesky Design)
- CIL Form (completed by JLL)

Payment of £462 has been made to Manchester City Council to cover the planning application fee.

We consider that the proposals are in accordance with the revised NPPF and are 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, however if you need any further information, please do not hesitate to contact me.

Yours Faithfully,

A handwritten signature in black ink that reads "yblack". The "y" is stylized with a long, looping tail that extends downwards.

Yvette Black

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