For official use only (date received): 20/11/2019 16:11:53

The Planning Inspectorate

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPEAL FORM (Online Version)

Appeal Reference: APP/B4215/X/19/3241541

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr Simon Marshall
Company/Group Name	Commercial Development Projects Limited
Address	Huddersfield Road Elland West Yorkshire HX5 9BW

Preferred contact method — Email ☑ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? — Yes ☑ No ☐

Name	Mr Max Plotnek
Company/Group Name	Maddox Associates
Address	Second Home Ltd 68 Hanbury Street LONDON E1 5JL
Phone number	0845 121 1706
Email	admin@maddoxassociates.co.uk

Preferred contact method — Email ☑ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Manchester City Council
LPA reference number (if applicable)	21957/LP/2018
Date of the application	27/11/2018

Did the LPA issue a decision? Yes ☑ No ☐

Date of LPA's decision 26/04/2019

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☐ No ☑

Does the appeal relate to an existing property? Yes ☑ No ☐

Address

Gateway House
Piccadilly Station Aproach
Manchester
M1 2GH

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☐ No ☑

E. DETAILS OF THE APPEAL

Please give a precise description of the proposed or existing use, operation or activity as outlined in the application in respect of which a certificate is sought.

A lawful development certificate is sought to demonstrate that planning permission 106792/JO/2014/C2 has been implemented and is therefore extant.

Select the section under which the application was made:

Section 191 ☐

Section 192 ☑

Section 26H ☐

In the case of a proposal, had it been started before the application to the LPA was made? Yes ☐ No ☑

Please state the actual use of the site at the time of application to the LPA. (if not in use, write "nil" and state last known use).

The site is in use as an apart-hotel with ground floor retail and car parking to the rear.

Is there an effective enforcement notice on the site? Yes ☐ No ☑

F. REASON FOR THE APPEAL

1. Refused/refused in part to grant a certificate of lawful use or development. ☑

2. Failed to give notice of their decision within the appropriate period on an application for a certificate of lawful use or development. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☑

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☑ No ☐

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☐ No ☑

2. Hearing ☐

3. Inquiry ☐

H. APPEAL STATEMENT

The statement is set out in

☑ see 'Appeal Documents' section

I. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☑

J. SUPPORTING DOCUMENTS

01. The application made to the LPA. ☑

02. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. Please number them clearly and list the numbers here or on a separate sheet. ☑

02. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. ☑

03. The LPA's decision (if any). ☑

04. All other relevant correspondence with the LPA. ☑

05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. ☑

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). ☑

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application. ☑

K. CHECK SIGN AND DATE

(All supporting documents must be received by us within the 8 week time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledege.

I confirm that I will send a copy of this appeal form and supporting documents (including the full grounds of appeal) to the LPA today.

Signature	Mr Max Plotnek
Date	20/11/2019 16:13:13
Name	Mr Max Plotnek

On behalf of Mr Simon Marshall

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under Privacy Statement.

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) not previously sent as part of the application to the LPA.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

  https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	APPEAL STATEMENT
Document Description:	The Appeal statement.
File name:	191120-Statement of case.pdf
File name:	Appendix A.pdf
File name:	Appendix B.pdf
File name:	Appendix C.pdf
File name:	Appendix D.jpeg
File name:	Appendix E.pdf
File name:	Appendix F.pdf
File name:	Appendix G.pdf
File name:	Appendix H.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The application made to the LPA.
File name:	Application form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	181122-Cover letter (Gateway House LDC).pdf
File name:	Appendix A-Decision notice s73.pdf
File name:	Appendix B-Decision notice full planning application.pdf
File name:	Appendix D-Condition 28 correspondence.pdf
File name:	Appendix C-Conditions decision notices.pdf
File name:	Appendix E-Approved plans_Part1.pdf
File name:	Appendix E-Approved plans_Part2.pdf
File name:	Appendix E-Approved plans.pdf
File name:	106793_FO_2014_C2-Site_Location-521991.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.b. Copies of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	List of originally submitted documents.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. The LPA's decision
File name:	Decision notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. All other relevant correspondence with the LPA.
File name:	Relevant correspondence with case officer .pdf
File name:	Relevant correspondence with the case officer 2.pdf

Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	106793_FO_2014_C2-Site_Location-521991.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	Conditions summary.pdf
File name:	Gateway House Manchester - Adive re implementation of s73 pp - 08.04.19.PDF
File name:	Condition 3.pdf
File name:	Extract Ventilation Strategy (cond 10).pdf
File name:	Condition 10.pdf
File name:	Updated noise report (cond 14).pdf
File name:	Condition 14.pdf
File name:	SDB checklist.pdf
File name:	Condition 17.pdf
File name:	18594 WSI.pdf
File name:	Condition 21.pdf
File name:	2904-300-Proposed hard landscape plan (conds 18 and 22).pdf
File name:	Condition 22.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	6c List of submitted documents which did not form the original submission.pdf
Completed by	MR MAX PLOTNEK
Date	20/11/2019 16:13:13