MANCHESTER CITY COUNCIL

Planning
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planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Gateway House
Address line 1	Piccadilly Station Approach
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 2GH

Description of site location must be completed if postcode is not known:

Easting (x)	384714
Northing (y)	397986

Description

2. Applicant Details

Title	
First name	Simon
Surname	Marshall
Company name	Commercial Development Projects Limited
Address line 1	c/o agent
Address line 2	
Address line 3	
Town/city	

2. Applicant Details

Country	
Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	
First name	Laura
Surname	Dimond
Company name	Maddox and Associates Ltd
Address line 1	68 Hanbury Street
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	E1 5JL
Primary number	08451211706
Secondary number	
Fax number	
Email	laura@maddoxassociates.co.uk

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ◉ Yes ○ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Please refer to the submitted cover letter

Does the proposal consist of, or include, a change of use of the land or building(s)? ○ Yes ◉ No

Has the proposal been started? ○ Yes ○ No

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Please refer to submitted cover letter

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Please refer to submitted cover letter

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use

◉ Permanent ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Please refer to submitted cover letter

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ◉ The agent
- ○ The applicant
- ○ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

○ Yes ◉ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ○ a) Owner
- ○ b) Lessee
- ○ c) Occupier
- ◉ d) Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Applicant's agent - the owner of the land is: HSBC Bank Pension Trust (UK) Limited. Address: 8 Canada Square, London, E14 5HQ

9. Interest in the Land

Have they been informed of the application? ◉ Yes ○ No

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application) 22/11/2018