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Planning
Manchester City Council
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MANCHESTER
M60 2LA

10 October 2016

Planning Portal Ref: PP – 05442172
Our Ref: SM/CRE – 15/168
BY PLANNING PORTAL

Dear Sir or Madam,

BT DEPOT, CROSSLEY STREET, MANCHESTER, M18 8BA

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE

Please find enclosed an application made on behalf of British Telecommunications PLC for a Lawful Development Certificate for a Proposed Use in relation to the existing depot at the above site.

The application consists of, and is supported by, the following documents:

(i) Application form

(ii) Site Location Plan

(iii) Planning Statement

(iv) Planning history documentation for applications F03315; 029688; 047179; 054851/FO/CENTL2/98

The applicant will contact the Council directly to arrange payment of the Council's application fee, which has been calculated as £192.50.

Iceni were commissioned by BT to undertake an audit of the planning history relating to a number of BT Fleet sites across the country as part of a programme to extend operational hours at certain depots to meet demand and operational requirements. The review of the Council's archive records for this particular site identified what appears to be the original planning permission for the erection of a motor transport workshop building, transhipment store and administration building with parking facilities, dating from 1975.

The historic records thus indicate that the lawful use of the site is for servicing/ testing, maintenance and parking of vehicles, with associated storage and administration uses. No restrictions have been identified within the available planning history on the hours of operation of the site. However, given the length of time covered by the planning history relating to the site and the somewhat fragmented nature of the historic record held by the Council, this application is submitted as part of the due diligence process to obtain formal confirmation from Manchester City Council that the proposed use of the site for the servicing/ testing, maintenance and parking of vehicles on a 24-hour basis is indeed lawful.

The enclosed evidence demonstrates that the proposed use is in accordance with the lawfully permitted use identified in the relevant planning history relating to the site, and that no restrictions exist which would prevent the operation of this site on the extended hours basis now proposed. As

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such, the proposed use would not require planning permission and is consequently lawful. We therefore respectfully request that the Council issues a Lawful Development Certificate for a Proposed Use so as to confirm the lawfulness of the proposed use.

We trust that you will find these details to be entirely acceptable and that a Lawful Development Certificate can be granted, however if you have any queries or would like to discuss any aspect in further detail, please do not hesitate to contact me (smills@iceniprojects.com/ 020 3640 1011) or my colleague Charlotte Ryan-Elliott (cryan-elliott@iceniprojects.com / 020 3640 8508).

Yours sincerely,



Stuart Mills
SENIOR PLANNER

cc. Mike O'Brien, BT Group Property