MANCHESTER
CITY COUNCIL
Julie Roscoe
Head of Planning
Contact officer Helen Hodgett
Telephone: 0161 234 4533

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PO Box 532 Town Hall
Manchester M60 2LA
29th November 2013

Mr. Andrew Burns
Atelier MB Architects
1A Amazon House
Brazil Street
Manchester
M1 3PJ

Dear Mr. Burns,

Notification of a Proposed Change of Use to 5 Dwellings – Town and Country Planning (General Permitted Development) Order 1995 (as amended) Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule – First floor of 18-20 Derby Street, Cheetham, Manchester – 103809/P3JPA/2013/N1

This letter is further to conducting a site visit to 18-20 Derby Street, Cheetham.

I write to inform you that unfortunately Application 103809/P3JPA/2013/N1, submitted under the above Act, is Invalid and can not be determined.

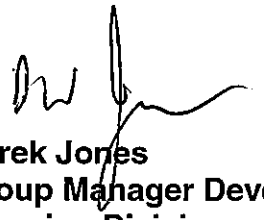
This is as the first floor area of the building where residential use is sought was not used for a use falling within Class B1(a) (Offices) of the Schedule to the Use Classes Order immediately before 30/5/13 or, if the building was not in use immediately before that date, when it was last in use.

The first floor of the building is in use as a Solicitors. This use falls within Use Class A2 (financial and professional services), and as such is specifically excluded from for the provision of the new Class J, by virtue of the requirement for the change to be from Class B1(a) Offices.

If you would like us to consider the change of use, then a full Application for Planning Permission should be made.

Please contact Helen Hodgett using the above contact details if you would like to discuss this letter.

Yours faithfully,



Derek Jones
Group Manager Development Control North
Planning Division