



Paul Butler Associates

Planning, Development & Heritage Consultants

28.07.2025

Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Michael Pearson

Our ref: 18.1206

Dear Julie,

Land to the South of the Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Application for a Lawful Development Certificate: Existing Use

On behalf of our client, Victor (M1) Ltd, please find attached an application for a lawful development certificate (existing use) which seeks formal confirmation that the material operation undertaken to implement planning permission 132574/FO/2021 constitutes a lawful commencement of the development.

Planning permission was granted for 'Erection of 4 no. part 4, part 5 storey, three bedroom townhouses (Use Class C3) with associated car / cycle parking, recessed balconies and rooftop terraces' on 29th July 2022 under planning permission 132574/FO/2021. All pre-commencement conditions have been discharged under various applications (CDN/23/0784, CDN/25/0200 and CDN/25/0682).

Section 56(4) of the Town and Country planning Act 1990 provides that development has begun when a 'material operation' is carried out. Material operations are defined as;

(a) any work of construction in the course of the erection of a building;

[F9(aa) any work of demolition of a building;]

(b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;

(c) the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);

(d) any operation in the course of laying out or constructing a road or part of a road;

(e) any change in the use of any land which constitutes material development.

In accordance with the above legislation and definition of development, the applicant has undertaken works comprising the laying of an underground drainage pipe to the approved foundations of the building, as a material operation to commence the development. The works were undertaken on 23rd – 25th July prior to the expiration of the permission on 29th July. Condition 22 (surface water drainage) was fully discharged on 22nd July 2024.

Details and evidence of the works that have been undertaken are provided on the enclosed document titled 'VP003 Paradise Mews Construction Start'. This document includes:

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- Excerpt of the approved drainage scheme identifying the section of 150mm pipe, 100mm pipe and inspection chamber that have been installed.
- Confirmation that an archaeological watching brief took place during the groundworks in accordance with condition 18 (archaeology).
- Confirmation that the works were inspected by the appointed Building Control inspector on 24th July 2025.
- Timed and dated photographic evidence of the drainage pipe being laid and subsequently backfilled.

A fee of £298.00 is payable with this application. A payment for this amount has been made by the applicant at the time of submission.

We trust that this information is sufficient to enable a lawful development certificate to be issued to confirm that planning permission 132574/FO/2021 has been lawfully implemented. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink that reads "Lynsay Ewart". The script is cursive and fluid.

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner

Cc Mike Purcell; Victor (M1) Ltd