

Manchester City Council
Planning and Regeneration

Our Ref: GGA

Date: 7 July 2025

Please ask for Grant Anderson

Dear Sirs

Re: **Lawful Development Certificate relating to Basement Car Park at Apartment Block at Northern Angel, Dyche Street, Manchester**

We act on behalf of Brickpaper Limited (in liquidation).

We are instructed to make a Lawful Development Certificate application in respect of the above property. The application is being submitted following the refusal of a previous application for a lawful development certificate in respect of the property (ref 140868/LE/2024). Following that refusal, further discussions have taken place with the case officer (Robert Tyrer) and the current application is being submitted in the light of and having regard to those discussions.

The property comprises 108 residential units over floors with 109 car parking spaces provided at two basement levels. The property was constructed pursuant to planning permission (ref 068647/MO/2003/NI).

Condition 8 of the planning permission required *"The car parking provision indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times when the site is occupied"*. The car park was constructed in accordance with condition 8.

Condition 8 does not restrict who can use the car park. For more than ten years the car park has been used by both residents of the apartment block and non-residents. The application seeks to confirm that the use of the car park by residents and non-residents is lawful because it does not conflict with condition 8 and is therefore lawful in accordance with section 191(2) (a) on the ground that no enforcement action may be taken in respect of the use because it does not involve development or require planning permission.

The following documents are supplied:-

1. application form;
2. site plan edged red;
- 3/4. plans of basement car park showing spaces used by non-residents;

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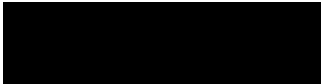
Hill Dickinson LLP
50 Fountain Street, Manchester, M2 2AS

4. statement in support of application; and
5. statutory Declaration of Simon Barton.

The application is accompanied by a fee of £383.

We confirm the applicant has served notice of the application on the owners of individual parking spaces.

Yours faithfully

A black rectangular box redacting the signature of the sender.

Hill Dickinson LLP

Encs