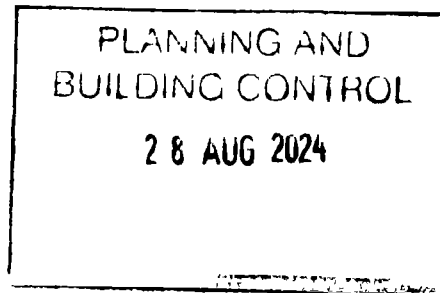


Manchester City Council  
Planning and Regeneration  
P O Box 532,  
Manchester,  
M60 2LA



Our Ref GGA

Date 22 August 2024

Direct Line + [REDACTED]

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 Ref PP-13340820**

We have submitted today via the planning portal a lawful development certificate on behalf of Brickpaper Limited (in liquidation) in respect of the above property. The planning portal reference is PP-13340820

We now enclose an original statutory declaration by [REDACTED] in support of the application with two copies. These are being sent by post as they are too large to submit via the planning portal. Please can you upload these to the application file.

Yours faithfully

*Hill Dickinson*

**Hill Dickinson LLP**

Encs

hilledickinson.com

The Hill Dickinson Legal Services Group has offices in Liverpool, Manchester, London, Leeds, Sheffield, Piraeus, Singapore, Monaco and Hong Kong

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PLANNING AND  
BUILDING CONTROL  
28 AUG 2024

**STATUTORY DECLARATION**  
**in respect of Brickpaper Limited**  
**Apartment Block at Northern Angel**

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I/We certify this is a true copy of the  
original document

THIS DAY 22 OF August 2024

HILL DICKINSON  
50 FOUNTAIN STREET  
MANCHESTER M2 2AS

I, [REDACTED] of Online Parking Ltd T/A Parking Space Rentals ("PSR"), Suite 12, MBE Business Centre, 19 Lever Street, Manchester, M1 1AN do solemnly and sincerely declare that:-

1. PSR is a market-leading specialist in the rental and management of all kinds of parking for both residential and business. I am the Customer Account Manager at PSR. In that role I look after everything for customers renting parking spaces such as the initial rental process, rental agreements, cancellations, day to day queries, and issues such as faulty access equipment, parking charges, unauthorised parking. I have been employed by PSR for almost 15 years.
2. I have been involved for PSR for more than ten years in the management and rental of parking spaces at the Apartment Block at Northern Angel which was developed by Brickpaper Ltd ("the Property"). I have appended to this declaration a plan showing the Property edged red and marked "SB1".
3. The purpose of this statutory declaration is to set out my knowledge of the parking arrangements at the Property and to confirm that parking spaces have been rented out to non-residents for more than ten years.
4. I have set out below a brief explanation how PSR operates its business of parking space rental and in particular how the rental of parking spaces at the Property has been operated.
- 5.1 Anyone whether they are resident in a building or otherwise interested in renting parking from PSR at any location (including the Property) needs to do so through the PSR website.
- 5.2 The customer creates an account with their contact details, enters a start date, agrees to terms and conditions. Once the start date is approved by the PSR team, the customer makes an initial payment through the website by card for the refundable deposit (for the remote control and any missed rental) along with a payment for the balance of the first month's rental. They set up a direct debit instruction to allow PSR to collect the ongoing monthly rental payments. Once the customer has paid PSR, PSR takes its management fee plus VAT each month, and passes the balance on to the supplier/owner of the parking space.

5.3 Once setting up the rental process is complete, a remote control to enable use of the rented parking space is posted out, or dropped off in person, to the customer. At the end of the rental agreement, the remote control is returned by post or in person and the deposit is refunded to the customer, subject to the remote control being returned promptly in good condition and working order, and all rental payments being up-to-date.

5.4 In terms of customer profile for the rent of parking spaces managed by PSR this is as follows:-

-At many residential developments similar to the Property, the largest proportion of customers renting parking spaces are non-residents ie people who do not live in the property itself but live in the local area and are looking to rent a parking space as their own apartment does not include an allocated space. By way of example, at many build-to-rent developments, like Moda's Angel Gardens, parking is rented separately to the apartment and there's usually a waiting list for onsite parking as it is first come, first served;

- A small number of PSR's customers renting a space are customers who work in the area and wish to secure a parking space; and

-A small number of customers are residents who live at the Property but do not own a parking space and wish to rent one for a period.

5.5 There is no difference in the rental process for residents or non-residents. In PSR's experience, non-residents are more vigilant than residents around reporting security issues, with faulty gates for example, as that is part of the reason they are paying extra for parking.

6.1 In relation to the Property, Brickpaper Ltd were the original developers of the Property as a block of apartments. On completion of the construction of the development, individual apartments were sold off without parking being included automatically. Upon completion of the apartment sales, apartment owners were then offered the chance to buy a parking space separately. At the Property, a number of apartment owners chose not to purchase a parking space. Out of a total of 109 parking spaces, around 45 were left unsold, which Brickpaper Ltd as the owner asked PSR to rent out on their behalf.

- 6.2 In April 2010, PSR entered into an agreement with Brickpaper Ltd to rent those parking spaces which had not been purchased by on site apartment owners. That agreement has been ongoing ever since. In 2010, 45 spaces were the subject of the agreement with PSR.
- 6.3 Of the 45 spaces that were managed by PSR, the vast majority were rented to non-residents. The business has continued to operate in this way continuously throughout the period 2010 to date. During this period, a few of the spaces which are managed/rented out by PSR have been purchased by apartment owners -for example where a purchaser of an apartment at the Property identifies a personal requirement for a parking space they have approached Brickpaper and negotiated the purchase of a parking space. PSR currently rents out 39 spaces at the Property. I have attached to this statutory declaration marked "SB2" a plan which shows the spaces currently managed/rented out by PSR highlighted in orange.
- 6.4 Spaces are rented on a monthly basis. PSR do not offer anything less than one month, though usually the aim is for a 3 month minimum. PSR do not usually offer fixed terms of say 6 or 12 months but this can be arranged. The duration of rental by a customer varies from a few months to 10 years plus. Our longest serving customer has rented a space at the Property continuously since April 2010.
- 6.5 I have appended to this statutory declaration marked "SB3" a complete set of monthly spreadsheets for the years 2012 to date which shows the parking spaces rented out each month to non residents. I have also marked on those spreadsheets the number of spaces managed by PSR that were rented to on-site residents. This evidence shows that a number of parking spaces have been continuously rented by non-residents at the Property from 2012 to date.
7. I make this statutory declaration to confirm from my direct knowledge and involvement at the Property that a number of parking spaces have been continuously let to non-residents at the Property from 2010 to date. This is supported by the documentary evidence provided.

AND I make this declaration conscientiously believing the same to be true and in accordance with the Statutory Declaration Act 1835.

[REDACTED]

[REDACTED]

Declared at.....ALFRED NEWTON SOLICITORS.....

on.....12<sup>th</sup> day.....April 2024

Before me [REDACTED] [REDACTED]

[REDACTED]

.....  
A Solicitor/Commissioner for Oaths

Alfred Newton Solicitors  
13-51 West London Road South  
Sutton  
Cheshire  
SK1 3RX

This is the exhibit marked "SB1" referred to in the statutory declaration of [REDACTED]

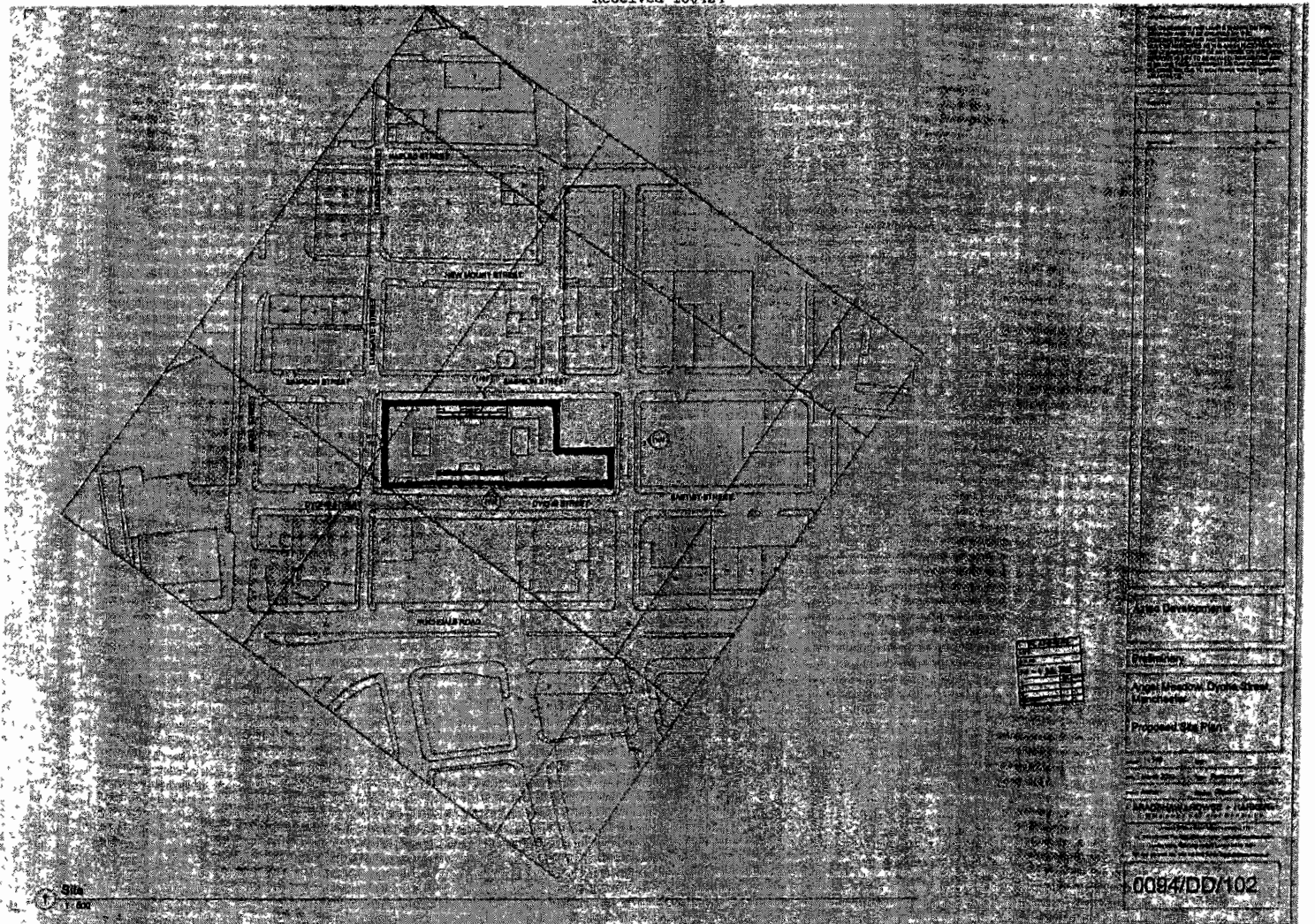
Before me this 12<sup>th</sup> day of April 2024

[REDACTED]

A Solicitor/Commissioner for Oaths

Alfred J. W. Solicitors  
43-51 Wellington Road South  
Stockport  
Cheshire  
SK1 3RX

Received 150424



This is the exhibit marked "SB2" referred to in the statutory declaration of [REDACTED]

Before me this 12<sup>th</sup> day of April 2024

[REDACTED]

A. Solicitor/Commissioner for Oaths

Alfred [REDACTED] Solicitors  
43-51 Wellington Road South  
Stockport  
Cheshire  
SK1 3RX