

Manchester City Council
Planning and Regeneration

Our Ref: GGA

Date: 22 August 2024

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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 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"*.

For more than ten years a number of the car parking spaces have been managed for our client and let for use by non-residents. Currently, 39 spaces are so available for use by non residents. The application therefore seeks to confirm that condition 8 has been breached continuously for more than ten years and that the use of parking spaces by non-residents is lawful.

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;
4. statement in support of application; and
5. statutory Declaration of Simon Barton (being sent by post due to size).

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

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The application is accompanied by a fee of £383.

Yours faithfully

Hill Dickinson

Hill Dickinson LLP

Encs