

Statement for 11 Dyche Street, Manchester

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To: John Flinn <flinnbo@hotmail.com>

PLANNING STATEMENT for 11 DYCHE STREET, MANCHESTER. M4 4BQ

PLANNING AND
BUILDING CONTROL

30 NOV 2023

APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE at ABOVE

This is an early concrete frame brick infill building probably early Edwardian. Over the years it has had multiple uses on each floor.

The last known use was Offices and was let to a Mrs Fatima Mohammed under the attached commercial lease on 1st January 2016.

This is Use Class order E

She vacated and these offices as shown on the submitted drawing were left vacant.

My client wishes to open a small cafe, Use Classes order E, see drawing layout.

This is therefore clearly within the same use class and does not constitute a 'change of use'.

We therefore request, as advised by Manchester Planning Dept, to be granted a Certificate of Lawful Use to occupy.

No external alterations will occur.
Any current alterations are being rectified.

Davenport and Flinn

John M Flinn RIBA - Architect