MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 191)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Refusal of Certificate of Lawful Use or Development

Applicant
Peter Grant Anderson
Brickpaper Limited
FRP Advisory Trading Limited
4th Floor Abbey House
32 Booth Street
Manchester
M4 2AB

Agent
Mr Peter Grant Anderson
Hill Dickinson
Beartsone Grange
Market Drayton
TF9 4HG

Date of Application
28 July 2025

Application No.
143576/LE/2025

First Schedule

Use of basement carpark by both residents and non-residents

Second Schedule

15 Dyche Street
Manchester
M4 4DS

Manchester City Council are not satisfied that on 28 July 2025 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) The use of the basement car park by both residents and non-residents constitutes a breach of Condition 8 attached to planning permission 068647/FO/2003/N1, which requires the car parking be made available at all times to those occupying the development, as opposed to non-residents.

As such planning permission would have been required to carry out the development without complying with this condition, and the use cannot therefore be considered lawful.

Date: 6 January 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Notes to applicant

1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).

2. There is no deadline for submitting your appeal. The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Gov.uk website – www.gov.uk/planning-inspectorate.

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original application form and any supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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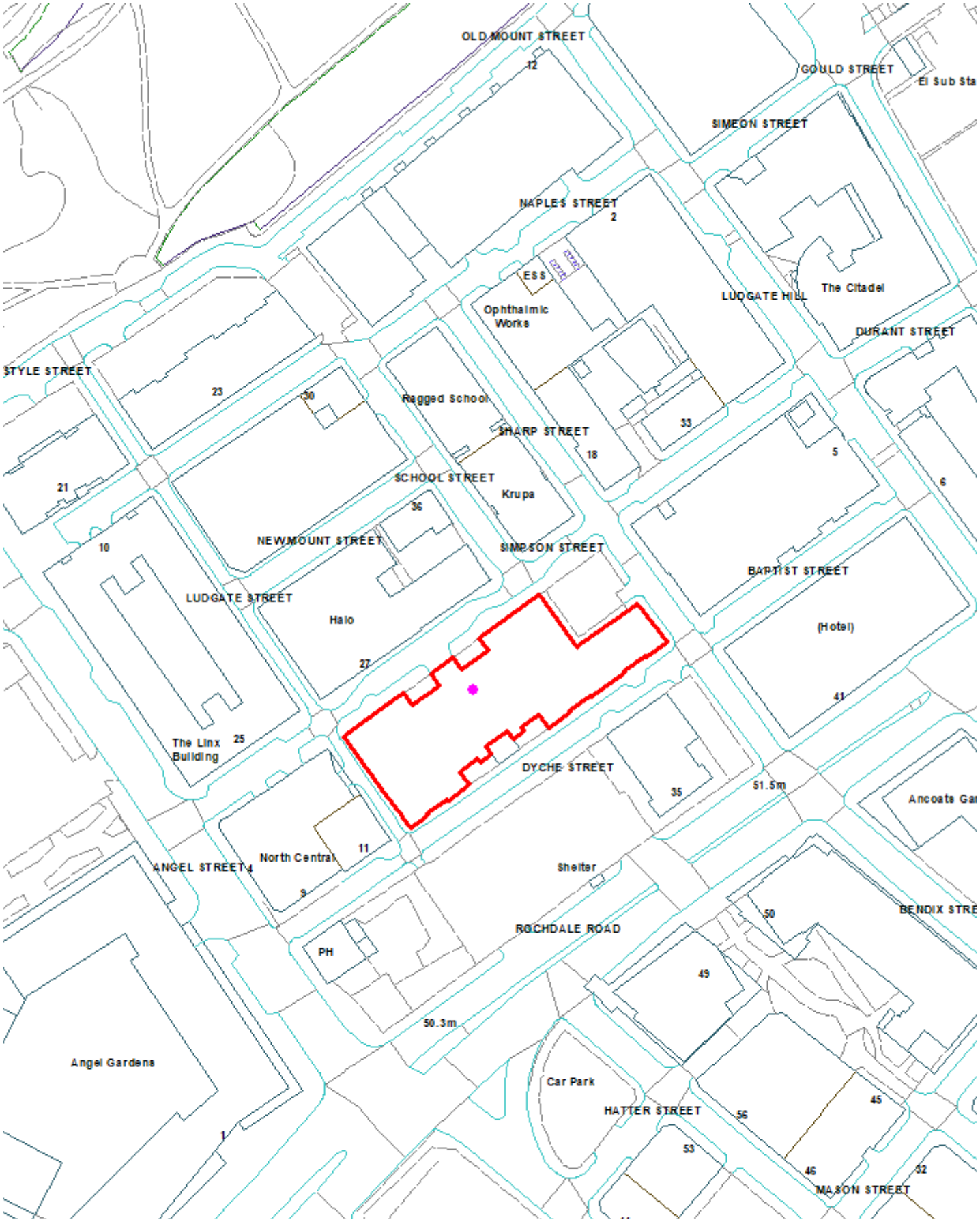

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