

BRIEF CLARIFICATION STATEMENT

THE APPLICANT SUBMITS A LAWFUL DEVELOPMENT CERTIFICATE TO ESTABLISH WHETHER A PROPOSED USE OF A SHOP AT THE GROUND FLOOR LEVEL OF 58 CHURCH STREET WEST RADCLIFFE, M26 2SQ - IS LAWFUL.

THE CURRENT USE CLASS IS ASSUMED TO BE CLASS E

THE EVIDENCE TO SUPPORT THIS IS A PREVIOUSLY APPROVED PLANNING APPLICATION FOR A CHANGE OF USE FROM A1 RETAIL TO A2 SOLICITORS APPLICATION REFERENCE 52126 APPROVED SUBJECT TO CONDITIONS ON 05/02/2010

THERE ARE NO DOCUMENTS AVAILABLE ONLINE AVAILABLE TO DOWNLOAD TO REVIEW THE APPROVED DOCUMENTS

THE APPLICANT HAS PROVIDED AN EXISTING FLOOR PLAN & FRONT ELEVATION WITH ACCOMPANYING LOCATION PLAN & SITE PLAN TO IDENTIFY THE BUILDING IN QUESTION

ADVERTISEMENT CONTAINING CURRENT USE CLASSIFICATION

58-58A Church St W
980 SF of Retail Space Available in Manchester M26 2SQ

Space Use
Retail

Availability
Now

980 sf of retail space spread over the ground floor available to let on a term to be agreed at a rental of £13,800 pa.

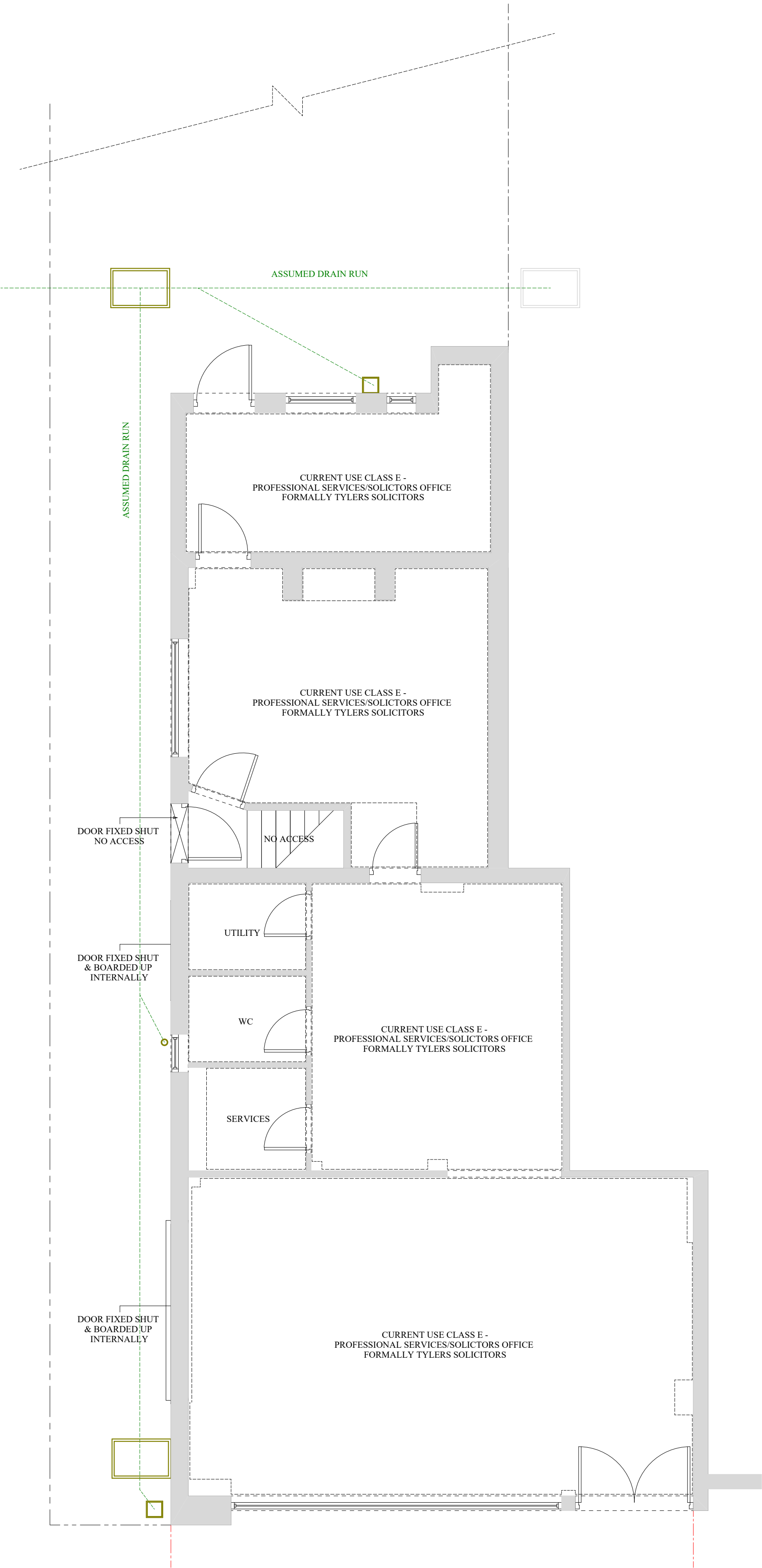
- Use Class: E
- Located in-line with other retail
- Kitchen
- Secure Storage
- Automatic Blinds
- Natural light
- Storage space
- Kitchen and w/c facilities
- Roller shutters

EVIDENCE OF FORMER USE OF GROUND FLOOR ELEMENT



EXISTING FRONT ELEVATION
58 CHURCH STREET WEST - RADCLIFFE - M26 2SQ
CURRENT USE ASSUMED CLASS E -
PROFESSIONAL SERVICES/SOLICITORS OFFICE (FORMALLY A2)
APPLICATION REFERENCE 52126 DECISION DATE 05/02/2010
CHANGE OF USE FROM A1 RETAIL TO SOLICITORS OFFICE A2
CEASED TRADING AT THE ADDRESS 19/06/2024

EXISTING GROUND FLOOR LAYOUT @
58 CHURCH STREET WEST - RADCLIFFE - M26 2SQ
CURRENT USE ASSUMED CLASS E -
PROFESSIONAL SERVICES/SOLICITORS OFFICE (FORMALLY A2)
APPLICATION REFERENCE 52126 DECISION DATE 05/02/2010
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Notes

These Drawings have been provided for submission to the local authority for Planning Approval and/or Building Regulations approval.

It is the responsibility of any nominated builder/contractor to take full site measurements & provisions for drain runs before any development commences.

The survey has been carried out to what is visible to the naked eye. No investigations have been carried out such as the removal of plasterboard the lifting of floorboards, loft investigations or ground suitability.

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Project
PROPOSED LAWFUL USE APPLICATION

ADDRESS:
(FORMALLY TYLERS
SOLICITORS)
58 CHURCH STREET WEST
RADCLIFFE
M26 2SQ

Planning purpose drawings

CLIENT: OKOSUN MONDAY OGBE

Drawing No.P2E230724A

Date
24/07/2024
Drawn by
Chris

Scale
1:50

Page Size - A1

3000 mm

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drawings subject to final approval