



Planning

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	821
Suffix	
Property name	
Address line 1	Stockport Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M19 3PL

Description of site location must be completed if postcode is not known:

Easting (x)	387390
Northing (y)	394277

Description

--

2. Applicant Details

Title	Mr
First name	M
Surname	Azeem
Company name	Nadeem Halal Meat Ltd
Address line 1	821, Stockport Road
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M19 3PL
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	V
Surname	ALYAS
Company name	Architek
Address line 1	916
Address line 2	Stockport Road
Address line 3	
Town/city	MANCHESTER
Country	
Postcode	M19 3AB
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?	☐ Yes ☒ No
Does the proposal consist of, or include, a change of use of the land or building(s)?	☒ Yes ☐ No
If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out	
Change of use of ground floor retail use to cafe restaurant. Restaurant. New cooking extract canopy, duct and intake air through the use of plant machinery located externally. Hours: Monday to Sunday 10:00 to 00:00	
If Yes, please fully describe the existing or the last known use, with the date when this use ceased	
Last known use was a food grocery store and butchers shop, ceased trading October 2020	
Has the proposal been started?	☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

As last use was (Retail) and proposed use (cafe/restaurant) these fall in Class E, planning is not required.

The proposed use will only require an internal refurb and fitout, no external alterations. Signage can be provided later when more info is available. Existing waste storage locations will be used. Proposed café/restaurant output waste is deemed to be significantly less than previous use waste.

At the moment the retail unit is unoccupied space, the leaseholder is looking for new occupier. The business has ceased trading since October 2020 almost 9months.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Class E

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Class E

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

As both previous and proposed class use fall in same category Class E and planning is not required. Moreover, the certificate will prove to building owner, current leaseholder, future occupier and other stakeholders that operational use is legal at point of take over of business/construction

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member

8. Authority Employee/Member

(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

31/07/2021