



Town Planning Bureau

Planning Supporting Statement

The Barn
43 Oakdene Road
Redhill
Surrey
RH1 6BT

RE: PRIOR APPROVAL NOTIFICATION FOR A CHANGE OF USE.

SITE: 7-11 OLDHAM STREET, MANCHESTER, M1 1LG.

Tel. 01737 390169

1. The Application

This letter is presented in support of a notification of prior approval in respect of the change of use from a betting office to a restaurant, at the lower ground floor and ground floor of the above property.

It is considered this change is permitted development in accordance with Class A of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("GPDO") as amended December 2021.

The Notification is submitted on behalf of The Thackeray Estate (the "Applicant"), who is the owner of the property.

The lawful use of the lower ground floor/ground floor is a Betting Office (Article 3(6)(n) Betting Office).

This application pack comprises the following documents:

- Existing and proposed drawings (floorplans).
- Site plan.
- Block plan.

We should be grateful if you would give full consideration to the matters set out below.

Date: 12th May 2022

Our ref: TPB-658-ST2

e-mail
info@tpbureau.co.uk

web
www.tpbureau.co.uk

2. The Site

The property comprises a five storey building located at 7-11 Oldham Street, Manchester, however, the COU affects only the ground and lower ground floor as per the red edged line attached.

The current lower ground floor and ground floor use was a betting office (Betfred), but this space is now empty. We are seeking change of use of the Betting Office to a Class E use.





Photograph of the front elevation with Betfred branding in place

Property

**7-11, Oldham Street, Manchester, M1
1LG**

Valuation

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Valuation

Current rateable value (1 April 2017 to present)

£47,000.00

This is not the amount you will pay.

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Property details

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Description	Betting shop and premises
Local authority	Manchester
Local authority reference ?	2791266
Base rate	£425.00
Basis of measurement ?	NIA
Transitional relief certificate issued	No
Valuation scheme reference ?	369564
Special category code	024G
Effective date ?	1 April 2017

3. Details of the proposed development

The proposed development involves:

- The change of use of lower ground floor and ground floor from betting office to Class E use (restaurant).
- Access to the building would be via the existing front door to the property from Oldham Street.

For note, changes to the site to facilitate the new use will be by way of separate applications. For avoidance of doubt, there are no internal nor external changes proposed by this application.

4. Assessment of proposal

4.1 Legislative Background

The Town and Country Planning (General Permitted Development) (England) Order 2015 came into force in April 2015, as amended 2021. Class A of Part 3 of Schedule 2 permits

Class A - casino, betting office, pay day loan shop or hot food takeaway to commercial, business and service.

Permitted development

A. Development consisting of a change of use of a building from a use falling within one of the following provisions of the Use Classes Order—

- (a) article 3(6)(m) (casino);
- (b) article 3(6)(n) (betting office);**
- (c) article 3(6)(o) (pay day loan shop); or
- (d) article 3(6)(r) (hot food takeaway), to a use falling within Class E (commercial, business and service) of Schedule 2 to that Order.

Conditions

A.1. Development under Class A is permitted subject to the condition that, before beginning the development, the developer provides written notification to the local planning authority of the date on which the use of the building will change.

(source: UKSI 2021. No.814)

Summary

The Prior Approval application requires the Applicant to demonstrate compliance with Class A of the GPDO (as amended).

There is no 'Development not permitted' section for Permitted Development under Class A of Part 3 of Schedule 2 of the 'as amended' December 2021 version of the GPDO and therefore Permitted Development should be allowed.

Date

At this stage, the Applicant will seek to change on after 1st August 2022, if this changes, we will re-notify.

5. Conclusions

We consider that the change of use is permitted development in accordance with Class A, Part 3, Schedule 2 of the GPDO for the following reasons:

- The development would not consist of any works listed in part A where development is not permitted, as there is no specific list of development not permitted as per the amended GPDO December 2021 Legislation.
- Permitted Development permits the change of use from (Betting shop) to Class E use provided these fall within the provisions of Class A of the GPDO, which these proposals align with, as shown on the enclosed plans.

Should you wish to discuss this notification, or require further information, please do not hesitate to contact the Town Planning Bureau.

Prepared by:

Town Planning Bureau