



Planning

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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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country

-

Postcode

-

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Miss

First name

Ann

Surname

Daniels

Company name

Pegasus Group

Address line 1

Pegasus Group

Address line 2

Queens House

Address line 3

Queen Street

Town/city

Manchester

Country

Postcode

M2 5HT

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

The new tenant looking to occupy Unit L40 will provide cosmetic treatments such as Botox and laser treatments. This is like the operation of Laser Clinic UK who occupy Unit 88 of Manchester Arndale. Prior to Laser Clinic UK occupying Unit 88 permission was sought and granted for a change of use from a vacant retail unit (Class A1 use) to cosmetic clinic and associated retail (Class D1 and A1 use) (124818/FO/2019).

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The unit is known as Unit L40 Cromford Court, Manchester Arndale, located on the lower level of the centre. Unit L40 is currently a vacant retail unit (Class A1 use) most recently occupied by "The Entertainer" toy store.

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

In 2001 permission was granted for the partial redevelopment and reconstruction of the northern part of Manchester Arndale for a range of different uses including retail, restaurant, office and ancillary accommodation comprising A1, A2, A3, B1, B2 and D2 uses (059873/OO/CITY1/00). Unit L40 lawfully operated under this consent, as Class A1 use. The new tenant looking to occupy Unit L40 will provide cosmetic treatments such as Botox and laser treatments which is Use Class D1. From 1 September 2020, subject to certain transitional provisions, Class A1 use and Class D1 (in part) has been reclassified as Class E: Commercial, Business and Services under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amendment to The Town and Country Planning (Use Classes) Order 1987. Therefore, as the proposed use will be considered to be a health service principally to visiting members of the public and will not be attached to the residence of the consultant or practitioner, it is considered that the proposed use is lawful.

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

Please refer to the submitted cover letter.

Please select the use class that relates to the existing or last use. If the use class is not shown, please select 'Other' and provide details.

A1 - Shops

Information about the proposed use(s)

Please select the use class that relates to the proposed use. If the use class is not shown, please select 'Other' and provide details.

D1 - Non-residential institutions

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

The proposed use will be a health service principally to visiting members of the public and will not be attached to the residence of the consultant or practitioner, it is considered that it will remain within the Use Class E provision and therefore the proposed use is lawful.

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
(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

9. Interest in the Land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

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)