MANCHESTER CITY COUNCIL
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	
Suffix	
Property name	570-572
Address line 1	Stockport Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M12 4JJ

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

Easting (x)	386794
Northing (y)	395545

Description

2. Applicant Details

Title	Mr
First name	Imitaz
Surname	Awan
Company name	
Address line 1	570-572, Stockport Road
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M12 4JJ
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

3. Agent Details

Title	Mr
First name	Simon
Surname	Plowman
Company name	Mr
Address line 1	g7/44
Address line 2	Europa Business Park
Address line 3	
Town/city	STOCKPORT
Country	United Kingdom
Postcode	sk3 0xa
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

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Internal re-configuration to change from a former bank (use class A2) to separate retail (A1) units at ground floor with a residential apartment at first floor.

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

Internal re-configuration to change from a former bank (use class A2) to separate retail (A1) units at ground floor with a residntial apartmnet at first floor

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

A2 Bank

4. Description of Proposal

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

by virtue of the Town and Country Planning (General Permitted Development Order 2015 (as amended)) change of use from bank (a2) to retail space(s) with apartmenst above has been granted planning permission already by the General Permitted Development Order 2015.

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

Plans by R A Fisk and Associates

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one: A2 - Financial and professional services

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one: Other

Other

A1 at ground floor with C3 use(s) at first floor

Is the proposed operation or use ◉ Permanent ○ Temporary

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

by virtue of the Town and Country Planning (General Permitted Development Order 2015 (as amended)) change of use from bank (a2) to retail space(s) with apartmenst above has been granted planning permission already by the General Permitted Development Order 2015.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

7. Pre-application Advice

We advised Mr Jarvis about the intended application. Mr Jarvis agreed the proposal would be permitted development.

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

- ◉ 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) 27/11/2019