MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

South Lodge

Address Line 1

Middleton Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M8 4NA

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

Easting (x)

383699

Northing (y)

403340

Description

Applicant Details

Name/Company

Title

Mr

First name

Neville

Surname

Gouldman

Company Name

Address

Address line 1

FFT accountants

Address line 2

31 King Street West

Address line 3

Town/City

Manchester

County

Country

Postcode

M3 2PJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Ashton

Company Name

Paul Ashton Architects Ltd

Address

Address line 1

5 Piccadilly Place

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 3BR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] 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)

The proposed 2 storey infill will be a simple masonry construction. Please refer to the architects proposed drawings.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [x] 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 proposed storage use will only be used very occasionally for the storage of furniture and maintenance equipment associated with the existing residential units.

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

The proposal relates to an unused existing opening through the building which will be sensitively infilled to provide ancillary storage in support of the management of the residential units. This opening was fenced off over 10 years ago and has not been used as an access for many years. In planning terms it has no use at present.

Has the proposal been started?

- [ ] Yes
- [x] No

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

The property comprises a mixed-use building with residential accommodation above and retail units at street level. Historically, a pedestrian passage through the building provided access from Middleton Road to the rear of the residential apartments via a concrete staircase. Over time, this opening became associated with anti-social behaviour, creating a security and management concern for the building owner. In response, over 10 years ago the building owner undertook measures to control access and improve safety, including:
1. Installing a 2m high fence at the base of the stairs.
2. Fully enclosing the side with a 2m high metal wire fence.
3. Introducing access-controlled gates.
These measures have successfully eliminated anti-social behaviour, rendering the original passage obsolete.

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

The residential building and the works to curtail antisocial behaviour are long standing. The original building received planning permission and the scale of the fencing works did not require planning permission.

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Nill

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Ancillary to use class C3 (Dwellinghouses)

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 infills a unused opening that has long since become redundant. The proposed use is ancillary to the existing use. The proposed infill represents a minor, sensitively designed intervention that improves security and utility without detracting from the character of the existing building. The works are consistent with the principles of good design and access, providing practical benefits to the building's operation while maintaining the visual integrity of the property.

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

Pre-application Advice

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

◯ Yes
⊘ No

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.

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?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Paul Ashton

Date

10/10/2025