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: 8

Suffix:

Property Name:

Address Line 1: Alexandra Road South

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M16 8ER

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

Easting (x): 383310

Northing (y): 395246

Description:

Applicant Details

Name/Company

Title

First name

Noreen

Surname

Khan

Company Name

Included Learning

Address

Address line 1

8 Alexandra Road South

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M16 8ER

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Gordon

Surname

Kenyon

Company Name

Kenyon Planning

Address

Address line 1

First Floor

Address line 2

1 Queensway

Address line 3

Didsbury

Town/City

Manchester

County

Country

United Kingdom

Postcode

M19 1QP

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)

Erection of 3 No. single storey cabin structures for educational purposes, finished in brick, tile and other materials to broadly match finishing materials of the existing school building.

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

- [ ] Yes
- [x] No

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 existing special school has operated from the site on an uninterrupted basis for in excess of 10 years and continues to operate at the site today. The existing use is therefore lawful.

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

Ofsted reports dated June 2015, May 2017, January 2020 and December 2024, confirming inspections of the school undertaken on those dates;
Signed letter from Head of School, confirming employment at the school at 8 Alexandra Road South on uninterrupted basis from February 2014 to the present day.

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

F1 - Learning and non-residential institutions

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F1 - Learning and non-residential institutions

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

The proposed structures are required for educational purposes in connection with the existing school use. The cumulative footprint of the structures would amount to less than 250 sq. metres. The structures would be positioned 5 metres from any boundary with a residential curtilage and the structures would not exceed 5 metres in height. The structures would be finished with materials having a similar external appearance to those used for the original school building. The proposed development would therefore constitute permitted development pursuant to the provisions of Class M, Part 7, Schedule 2 of the General Permitted Development Order.

Site Visit

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

- [ ] Yes
- [x] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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

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

First Name

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

Surname

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

Reference

ENF/15836/24

Date (must be pre-application submission)

23/07/2025

Details of the pre-application advice received

The officer confirms that he can see no reason why the proposed development would not comprise permitted development pursuant to Class M, Part 7, Schedule 2 of the GPDO. Copy of the officers email is attached with the application.

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

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

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

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

Gordon Kenyon

Date

16/10/2025