MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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 (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: 486

Suffix:

Property Name:

Address Line 1: Cheetham Hill Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M8 9JW

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

Easting (x): 383914

Northing (y): 401595

Description:

Applicant Details

Name/Company

Title

Mr

First name

Zac

Surname

Nabi

Company Name

Address

Address line 1

480 Cheetham Hill Rd

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M8 9JW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Oliver

Surname

Meads

Company Name

Meads Architecture

Address

Address line 1

67 Green Lane

Address line 2

Address line 3

Town/City

Buxton

County

Derbyshire

Country

United Kingdom

Postcode

SK17 9DJ

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?

◯ 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

Use of existing unit as a restaurant with commercial kitchen and internal dining facilities

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

The last known lawful use of the premises was as a retail unit (Use Class A1), as evidenced by planning permission reference 082612/FO/2007/N1, dated 9th July 2007. Following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, this use now falls within Use Class E.

Has the proposal been started?

⊘ Yes
◯ 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 last known lawful use of the premises was as a retail unit (Use Class A1), as evidenced by planning permission reference 082612/FO/2007/N1, dated 9th July 2007.

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

Planning permission reference 082612/FO/2007/N1

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

E(a) - Display/Sale of goods other than hot food

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(b) - Sale of food and drink for consumption mostly on the premises

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 restaurant use, which falls under Class E(b), remains within the same use class and therefore does not constitute a material change of use requiring planning permission. As such, the use is considered lawful under current planning legislation.

There are no proposed alterations or extensions to the building as part of this application. The structure remains unaltered, and this application seeks only to confirm the lawfulness of the current and proposed use within the scope of Class E.

Site Visit

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

- [x] Yes
- [ ] No

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

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

Pre-application Advice

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

- [ ] Yes
- [x] 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

Oliver Meads

Date

06/08/2025