

**Lawful Development Certificate
(Existing Use) at 170 Waterloo Road,
Cheetham Hill, Manchester M8 8AE**

By

Victoria Allan

TriVantage

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The Site

A Lawful Development Certificate (Existing Use) is requested for the majority of 170 Waterloo Road, Cheetham Hill (Parcel A) as per the provisions of The Town and Country Planning Act 1990, Section 191.

The extent of the site against which the Certificate is requested is shown on the submitted Location Plan and below.



The part of the site for which the Certificate is requested has been in use for the retail of products and services relating to 'DIY' since 10th September 2014. This use falls within **Use Class E(a) 'Display or retail sale of goods, other than hot food'**. As the site is currently operating within Use Class E and, as it has been for over 10 years, a Lawful Development Certificate is requested through this application.

It is noted that a small section of the site (Parcel B) is used by a different business. This area is not included within the request for the Lawful Development Certificate. This is shown in blue on the Location Plan and above.

As required for the Certificate to be issued, we can confirm that:

- No enforcement action has been taken regarding the use of the site.

- The site has been in continuous use for the display of goods since 10th September 2014.

Evidence Submitted

The following documents are provided in support of the application:

- A Sworn Affidavit
- A copy of the most recent tenancy agreement.

A copy of these documents will be sent via email once the application has been submitted with the request that they are not uploaded to the planning portal for public view due to the inclusion of sensitive data.

The tenancy agreement was for 11 years beginning in September 2014, the tenant continues to operate on the site. Negotiations for the next tenancy agreement are ongoing.

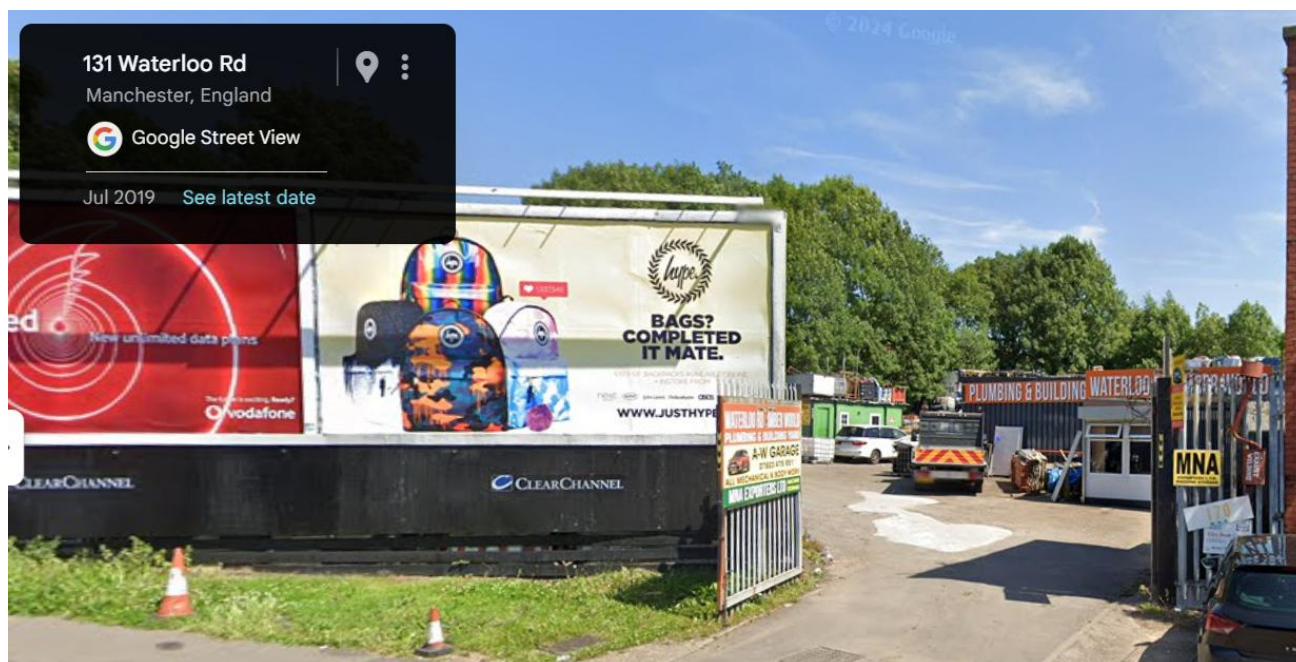
Additionally, Appendix 1 contains screenshots from Google Street View which show, by way of advertisement, the use of the site for retail since July 2019. Prior to this, the containers used for the storage of goods for sale can be seen, but there is no specific on site advertising. Further years between June 2019 and May 2025 can be seen online showing the advertisement in place.

Request of the Council

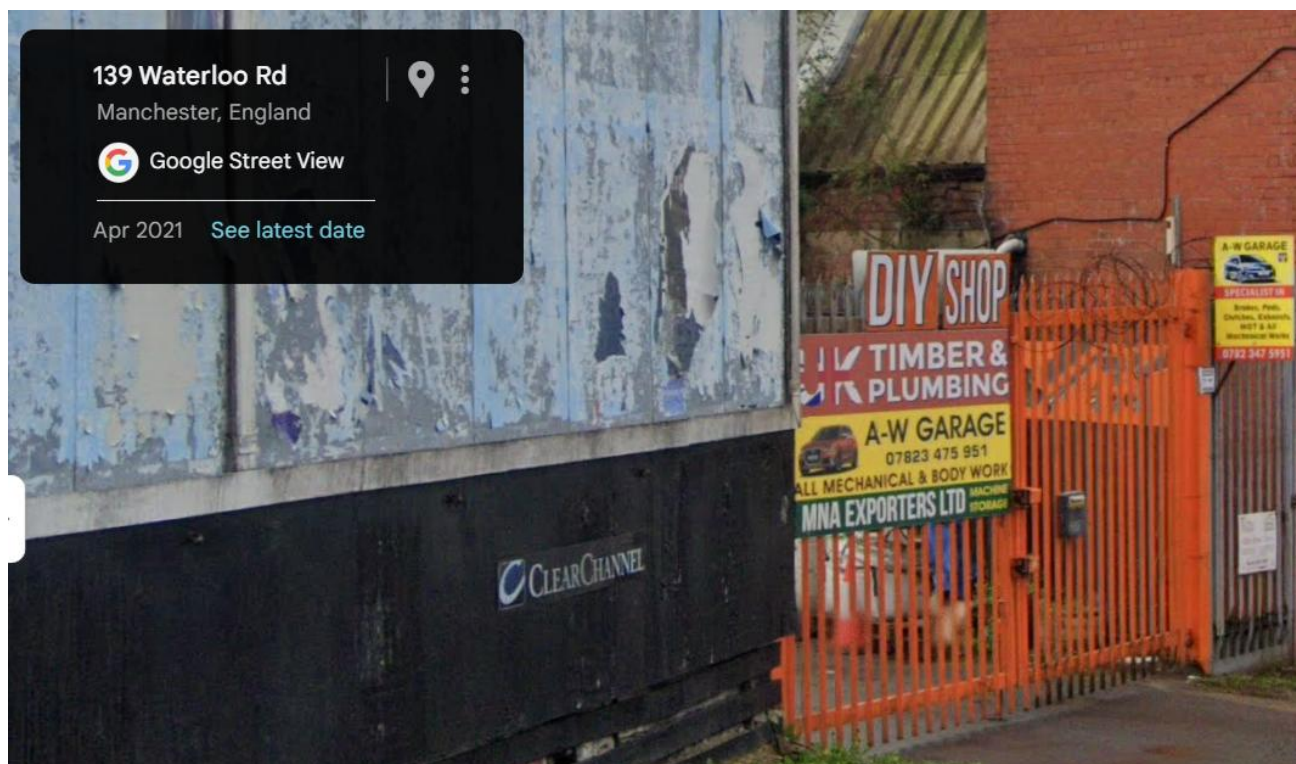
It is requested that Manchester City Council provide a Lawful Development Certificate for the existing Use Class E on site which has been demonstrated as operating on site since September 2014.

Appendix 1: Google Street View Screenshots

July 2019



April 2021



May 2025

