

Planning Statement – Lawful Development Certificate (Proposed Use)

Site Address: First Floor, 18–24 Bury New Road, Cheetham Hill, Manchester M8 8EL

Proposal: Use of vacant first floor as snooker and pool hall with café – Use Class E

1. Introduction

This Planning Statement supports an application for a Lawful Development Certificate for the proposed use of the first floor of 18–24 Bury New Road, Manchester, as a **snooker and pool hall with a small café**, open to the public on a pay-and-play basis. The proposed activity falls under **Use Class E(d) – Indoor Sport and Recreation**, which remains consistent with the building’s lawful Class E designation.

2. Site Context and Planning Background

The site is located on the corner of **Bury New Road and Hornby Street**, within the Cheetham Hill district of Manchester. The area is characterised by mixed-use commercial and retail premises.

The subject of this application is the **first floor** of the property, which comprises approximately **400 sqm** of internal space. The building’s **ground floor** remains in use as a **furniture retail store**.

3. Planning History and Established Use

The **first floor** has been in continuous commercial use since at least **2012**, operating under uses consistent with **Use Class E** throughout:

- **2012–2020:** Clothing retail showroom (Use Class E(a))
- **2020–2024:** Furniture sales showroom, ancillary to the ground floor furniture store (Use Class E(a))
- **2024–Present:** Vacant – due to downsizing of business operations

This consistent use within **Class E** forms the basis for confirming that the proposed use does not constitute a material change.

4. Proposed Use

The proposal is to repurpose the vacant first floor into a **public snooker and pool hall** with an ancillary café serving light refreshments. The activity is open to the public and aligns with **Use Class E(d)**, which includes:

“Indoor sport, recreation or fitness, not involving motorised vehicles or firearms or use as a swimming pool or skating rink.”

Internal Layout & Accommodation:

- Circulation space: approx. 48 sqm
- Open snooker hall: approx. 208 sqm (8 snooker tables + 2 pool tables)
- 2 private snooker rooms: approx. 49 sqm each
- Kitchen/café: 6 sqm (repurposed from existing kitchen)
- 2 stores: 4 sqm each
- 2 WCs: 4 sqm each
- Existing lift and stair lobbies remain in place

No external alterations are proposed. The layout will retain all current structural elements and take advantage of the perimeter windows for daylight and views.

5. Operational Information

- **Opening Hours:**
Monday – Friday: 12:00 – 23:00
Saturday – Sunday: 10:00 – 23:00
- **Staffing:**
Between 3 and 4 staff members on duty at any time (reception, café, supervision)
- **Access:**
 - Primary customer entrance from **Hornby Street** staircase
 - Secondary fire exit leads to **rear service yard**
 - No changes to access or emergency routes
- **Waste:**
 - Bin store located in the rear yard
 - Collections via **Hornby Street**

- **Parking:**

Customers can use **pay-and-display public car parks** located on **Hornby Street and Sherborne Street**, within short walking distance.

6. Planning Justification

The proposal clearly remains within **Use Class E**, transitioning from Class E(a) (retail showroom) to Class E(d) (indoor recreation). As such:

- There is **no material change of use**
- The proposed use is lawful and permitted without full planning permission
- The use supports the vitality of the area by reactivating a long-vacant commercial space
- The proposal introduces no harmful impacts on local amenity, traffic, or infrastructure

The pay-and-play model and non-licensed café function ensures a **low-intensity, community-friendly use**, contributing positively to the local economy and leisure provision.

7. Conclusion

This application seeks a Lawful Development Certificate for the proposed use of the **first floor as a snooker hall and refreshment café**, under Use Class E. The previous and proposed uses both fall within **Class E**, and no external alterations or intensification are proposed. The use is lawful, appropriate for the location, and should be supported by the Local Planning Authority.