

**Planning**

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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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Yibrah

Surname

teklebrahan

Company Name

Address

Address line 1

163-165 Unit 3 Great Ducie Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M3 1FF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Permitted change of use clothing retail shop to a restaurant.

The restaurant opening times will be 11:00 to 23:00

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

The last known use was a clothing retail store. Not exactly but the business ceased trading Aug 2021 - After crackdown on counterfeit trade area the landlord wants a positive change and desires to have a food related business to occupy the premise.

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 existing use of the land, which was a retail shop, is considered lawful because it falls under the same Class E category as the proposed use, which is a cafe/restaurant. This means that planning permission is not required for a change of use. In terms of the proposed alterations and extensions, only internal refurbishment and fitout are needed, with no external modifications planned. The signage for the new establishment will be similar to the existing one. Additionally, the plan includes storing segregated bins internally, which will be emptied daily into an external bin storage area within the delivery yard. Currently, the premises are unoccupied, and the landlord is actively seeking a new occupier.

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

There is no supporting documentary evidence to be attached.

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

Other

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other (please specify)

Class E

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other (please specify)

Class E

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

A Lawful Development Certificate should be granted for this proposal because it satisfies the criteria for lawful development. The existing use of the land as a retail shop falls within the permitted use class. Furthermore, the proposed change of use to a cafe/restaurant also falls within the same use class (Class E). This means that no planning permission is required for the change of use, as it is considered a permitted development.

Additionally, the proposed alterations and extensions involve only internal refurbishment and fitout, without any external modifications. This means that the changes do not trigger any planning restrictions or regulations that would require planning permission. The signage for the new establishment is also planned to be similar to the existing one, further ensuring compliance with relevant regulations.

By meeting these criteria and adhering to the guidelines for permitted development, the proposal qualifies for a Lawful Development Certificate. This certificate provides formal recognition from the local planning authority that the existing and proposed uses, as well as the intended alterations and extensions, are lawful and in compliance with planning regulations.

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

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

V Alyas

Date

06/06/2023