

**Planning**

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Manchester M60 2LA

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity,
including those in breach of a planning condition

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

1458

Suffix

Property Name

Address Line 1

Ashton Old Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M11 1HL

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

Easting (x)

389754

Northing (y)

397320

Description

Applicant Details

Name/Company

Title

Dr

First name

Qasim

Surname

Abbasali

Company Name

ACCA Property Group Ltd

Address

Address line 1

Granville Court

Address line 2

69 Upper Chorlton Road

Address line 3

Town/City

Manchester

County

Country

Postcode

M16 9RA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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 *****

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- ☒ An existing use
- ☐ Existing building works
- ☐ An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

C3 - Dwellinghouses

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. [View more details on Use Classes.](#)

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

The existing building is one half of a pair of semi detached properties, 1460 Ashton Old Rd. is currently used as 4 apartments. It consists of 2 single bedded apartments and two 2 bed apartments. The property has been in continuous use for that purpose for over four years. The application therefore is to regularise and confirm its continuing use in planning terms. The application follows on from an application to alter the combined properties of 1458 and 1460 to convert the basement into two apartments and make such alterations to the ground floor to introduce an additional apartment, making 11 apartments in all. The application for these changes can only be made after the existing use has been regularised.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☒ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The use as a single dwelling house began more than four years before the date of this application
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ☐ Yes
- ☒ No

Please state why a Lawful Development Certificate should be granted

Date of original commencement has individual apartments unknown.
Has been in continuous use for over four years and during that period no enforcement notices or communication from the planning department have been received. Drawings of the existing property accompany the application together with documentation as listed below showing its continuing use since and prior to 2016.
LETTER TO MANCHESTER CITY COUNCIL FREEHOLDER OF THE PROPERTY.
1458 ASHTON OLD ROAD

Flat number one

Energy performance certificate dated July 2011 valid to 2021
Landlord homeowner gas safety record dated 6 April 2021
Domestic electrical installation condition report dated 15 march 2022
Property information Manchester local authority

Flat number 2

Assured shorthold tenancy agreement commencement date 14 December 2016
Expiry date 13 June 2017
Tenancy agreement deed 18 October 2013
Landlord homeowner gas safety record dated 6 April 2021
Landlord gas safety certificate dated 17 march 2022
Energy performance certificate dated 18 December 2020
Assessor and accreditation scheme dated 1 July my 2021
Energy performance certificate dated July 2011 valid to 2021

Flat number three

Energy performance certificate dated 1 July 2021
Landlord home owner gas safety report dated 18 December 2020
Domestic electrical installation condition report dated 18 December 2020
Energy performance certificate dated July 2011 valid to 2021

Flat number 4

Energy performance certificate dated 19 October 2017
Certificate of tenancy deposit protection dated 19 August 2020
Domestic electrical installation condition report dated 21 September 2021
Assured shorthold tenancy agreement commencement date 14 December 2016 expiry date 13 June 2017
Landlord home owner gas safety record 21 September 2021
Energy performance certificate dated 30th of May 2013 valid to May 2023

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01-10-2017

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ☐ Yes
☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- ☐ Yes
☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ☐ Yes
☒ No

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

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 *****

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

Declaration

I / We hereby apply for Lawful development: Existing 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 opinions 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

Ronald Gonshaw

Date

17/01/2023