MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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: 19

Suffix:

Property Name:

Address Line 1: Beresford Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M14 4SB

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

Easting (x): 383940

Northing (y): 395452

Description:

Applicant Details

Name/Company

Title

Mr

First name

Balihar

Surname

Singh

Company Name

Address

Address line 1

C/o 499 Barlow Moor Rd

Address line 2

Chorlton

Address line 3

Town/City

Manchester

County

Country

Postcode

M21 8AG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Andrew

Surname

Ellis

Company Name

A.E. PLANNING CONSULTANTS

Address

Address line 1

57

Address line 2

Bollington Road

Address line 3

Bollington

Town/City

Macclesfield

County

Country

Postcode

SK10 5EJ

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

The application seeks a lawful development certificate to use 19 Beresford Street as supported living accommodation for up to two young people (aged between 6 and 17), with two live in carers.

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

Terraced house C3 (a) falling within Class C3 (Dwellinghouses) - Use Classes Order.

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

Please refer to the supporting letter that is submitted with the application.

Proposition 1 - Under the Town and Country Planning (Use Classes) Order 1987 (England) (as amended), C3a uses (a single person or by people to be regarded as forming a single household) and C3b uses (not more than six residents living together as a single household where care is provided for residents) fall within the same use Class at C3. The current use of the property is C3 (a) and the proposed supported living accommodation would be C3 (b).

Proposition 2 - The nature of the proposed use is not materially different from the current use of the property as a family dwelling. In this event, there would be no material change of use requiring planning permission.

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

AEPC - Supporting letter.
Drawing 101 – Existing floor plans.
Drawing 102 – Proposed floor plans.
Drawing 103 – Block plan.
Drawing 104 – Location plan.
AE01 – Photographs.

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ⊘ Permanent
- ◯ Temporary

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

Please refer to the supporting letter that is submitted with the application.

Proposition 1 - Under the Town and Country Planning (Use Classes) Order 1987 (England) (as amended), C3a uses (a single person or by people to be regarded as forming a single household) and C3b uses (not more than six residents living together as a single household where care is provided for residents) fall within the same use Class at C3. The current use of the property is C3 (a) and the proposed supported living accommodation would be C3 (b).

Proposition 2 - The nature of the proposed use is not materially different from the current use of the property as a family dwelling. In this event, there would be no material change of use requiring planning permission

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?

- [x] The agent
- [ ] 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
- [x] No

Interest in the Land

Please state the applicant's interest in the land

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Andrew Ellis

Date

04/12/2025