MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 192)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of Certificate of Lawful Use or Development

Applicant
JOE & THE JUICE
Second Floor
Ashley House
12 Great Portland Street
London
W1W 8QN

Agent
Mr Max Shadforth
Hybrid Planning & Development Limited
Studio 11
6-8 Cole Street
London
SE1 4YH

Date of Application
5 January 2026

Application No.
144786/LP/2025

First Schedule

Use of part of the ground floor and basement mezzanine as a juice bar/cafe (Use Class E).

Second Schedule

Sunlight House
Quay Street
Manchester
M3 3JZ

Manchester City Council hereby certify that on 5 January 2026 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) The applicant has demonstrated that the proposed use of part of the ground floor and basement mezzanine, as shown on drawing numbers 7063-C01 and 7063-C02, both dated 27 November 2025, as a juice bar/cafe, falls within Class E - Commercial, Business and Service and more particularly Class E(a). The proposed use is therefore within the same use class as the existing Class E use; therefore, such a change is excluded from the definition of development and would be lawful.

Date: 3 March 2026

Signed:

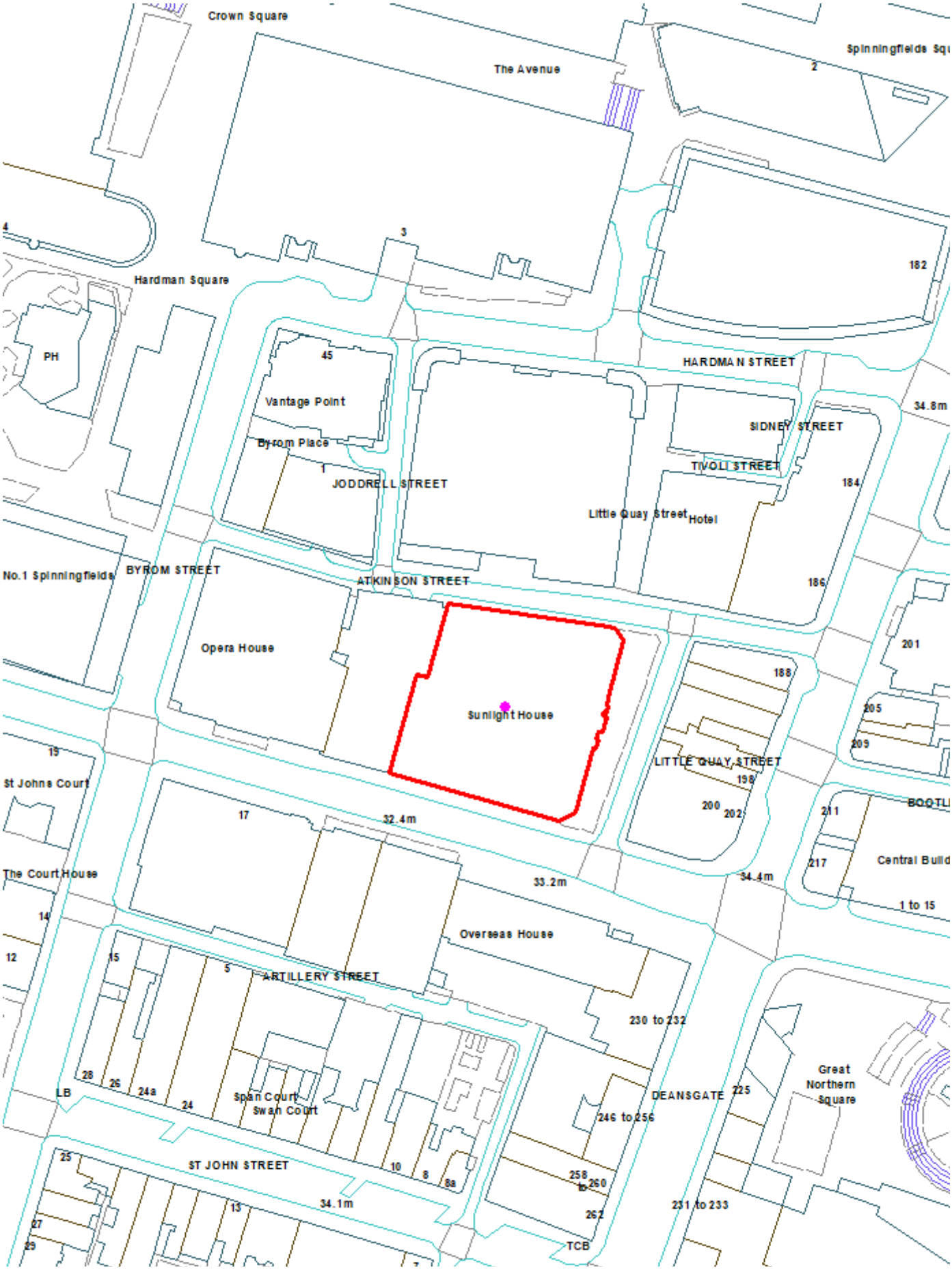
Julie Roscoe
Director of Planning, Building Control & Licensing

Notes to applicant

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).

2. This certificate is issued solely to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

3. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



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