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: 1

Suffix:

Property Name:

Address Line 1: Rice Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M3 4JL

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

Easting (x): 383181

Northing (y): 397723

Description:

Applicant Details

Name/Company

Title

MRS

First name

LORRAINE

Surname

MITCHELL

Company Name

TIDDLYWINKS NURSERY SCHOOL (Ramsbottom & Heywood)

Address

Address line 1

Tiddlywinks Nursery School [HEYWOOD]

Address line 2

Taylor Street

Address line 3

Town/City

Heywood

County

Greater Manchester

Country

United Kingdom

Postcode

OL10 1EF

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

mr

First name

chris

Surname

shiels

Company Name

CSTEC Ltd

Address

Address line 1

12 Brownhills Close

Address line 2

Tottington

Address line 3

Town/City

Bury

County

Greater Manchester

Country

United Kingdom

Postcode

BL8 3LF

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?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Minor internal stud partition alterations

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [x] 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

Change of Planning Permission Class use but within the same class (vacant retail units - Class E, changed to nursery, also Class E)

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

Vacant Retail Units (4, 5 & 6) - date not known when last used

Has the proposal been started?

- [x] 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

Existing use is Class E / proposed use is also Class E (see previous notes)

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

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

E(a) - Display/Sale of goods other than hot food

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(f) - Creche, day nursery or day centre - Except where including a residential use

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

Please refer to previous notes

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

E-mail corespondences

Date (must be pre-application submission)

13/05/2026

Details of the pre-application advice received

Relates to the original Planning Application ref:- 065041/FO/CITY3/02
The query raised was whether we needed to apply for a Change of Use for the vacant Retail Units 4, 5 & 6:- The existing use is Class E and it is proposed to create a non residential nursery. As a nursery falls within Class E, Mr Pearson was of the position that the creation of a nursery on site would not require planning permission.
The Applicant wishes to apply for this Certificate for 'comfort'.

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 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.

☑ I / We agree to the outlined declaration

Signed

Chris Shiels

Date

02/06/2026