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: 704

Suffix:

Property Name:

Address Line 1: Wilmslow Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2DW

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

Easting (x): 384692

Northing (y): 391217

Description:

Applicant Details

Name/Company

Title

Mr

First name

Nilesh

Surname

Bhavsar

Company Name

Pearl Smile Limited

Address

Address line 1

3 Fog Lane

Address line 2

Manchester

Address line 3

Town/City

County

Country

Postcode

M20 6AX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Emma

Surname

Roden

Company Name

Kimble Roden Architects

Address

Address line 1

BARRINGTON HOUSE

Address line 2

HEYES LANE

Address line 3

Town/City

ALDERLEY EDGE

County

Country

GB

Postcode

SK9 7LA

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)

Internal reconfiguration works associated with the change of use from café (Use Class E(b)) to dental surgery (Use Class E(e)), including formation/removal of internal partitions and associated servicing alterations. Any external changes will be covered by a separate planning application. The purpose of this application is to verify a lawful change of use from café Class E(b) to dental surgery Class E(e)

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

Proposed use is dental surgery Use Class E(e); there will be associated mechanical works; hours of opening will be 8am to 8pm

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

July 2025

Has the proposal been started?

- [ ] Yes
- [x] 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 premises are currently in lawful use as a café operating within Use Class E(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The proposed use as a dental surgery falls within Use Class E(e). As both the existing and proposed uses fall within the same Use Class E, the change of use does not constitute development requiring planning permission under Section 55 of the Town and Country Planning Act 1990.

The application therefore seeks confirmation that the proposed use is lawful.

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

127412/FO/2020 states that the use for the premises is A3 in 2020. Because A3 was absorbed into Class E(b) on 1 September 2020, a lawful A3 restaurant/café use would now generally be treated as a lawful Class E food and drink use.

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

E(b) - Sale of food and drink for consumption mostly on the premises

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(e) - Medical or health services - Except premises attached to the residence of the provider

Is the proposed operation or use

- ☑ Permanent
- ○ Temporary

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

The existing use is a cafe which falls with Class E(b).
The proposed dental practice falls within Class E(e) of the Use Classes Order. The proposal therefore involves a change between uses within the same use class and does not constitute development requiring planning permission under Section 55 of the Town and Country Planning Act 1990.

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 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

Emma Roden

Date

12/06/2026