MANCHESTER CITY COUNCIL
Planning
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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: 104

Suffix:

Property Name: The Bridge

Address Line 1: Fairfield Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M1 2WR

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

Easting (x): 385385

Northing (y): 397657

Description:

Applicant Details

Name/Company

Title

Dr

First name

Laura

Surname

Pijuan Linares

Company Name

LPL Clinical Service Ltd

Address

Address line 1

104 The Bridge Fairfield Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

UK

Postcode

M1 2WR

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

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

Secondary number

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

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 proposal is for the use of the premises as a standard, first-opinion small-animal veterinary practice, comprising consultation rooms, dispensary, operating theatres, x-ray and dental suite, laboratory, recovery area, and dog and cat kennelling, across the basement, ground, first and second floors of the building, in accordance with the accompanying architect's drawings (895-BR01 and 895-BR02, MAHE Architecture). The practice will provide veterinary consultation, diagnosis, routine and minor surgical treatment, dental treatment, diagnostic imaging, and dispensing of veterinary medicines to animals brought to the premises by their owners, on a direct appointment basis. Machinery and equipment will be limited to standard veterinary diagnostic and clinical equipment, including x-ray equipment, surgical and dental equipment, and laboratory testing equipment. The proposed hours of operation are 8am - 9pm Monday to Saturday, 9am- 4pm Sunday.

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

The Site was last used by the NHS (Mental Health Services of Salford) as offices and an out-patient clinic for Drugs North West and the Manchester Drugs Unit, pursuant to planning permission ref. 048164/FU/CITY2/95 granted by Manchester City Council on 21 September 1995 for change of use from a self-contained office building to offices and an out-patient clinic. There is no specific record of the date on which the NHS ceased that use. The freehold of the Site (known as April House) transferred to its current owner on 18 March 2026, and the building has not been re-let or brought into any other use since.

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

The Site benefits from planning permission ref. 048164/FU/CITY2/95, granted by Manchester City Council on 21 September 1995, permitting change of use from a self-contained office building to offices and an out-patient clinic for Drugs North West and the Manchester Drugs Unit. That permission was implemented and the use was carried out by the NHS (Mental Health Services of Salford) for many years. No further change of use has taken place since, and no enforcement action has ever been taken in respect of the Site. Both elements of the permitted use (offices, and a clinic providing medical or health services to visiting members of the public) fall within Class E of the Town and Country Planning (Use Classes) Order 1987, as amended. The existing lawful use of the Site therefore falls within Class E, whether more precisely characterised as Class E(e) or Class E(g)(i).

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

Planning permission decision notice ref. 048164/FU/CITY2/95, Manchester City Council, dated 21 September 1995.

HM Land Registry official copy of register of title, title number GM526869, edition date 27 October 2025. Statement of Case, submitted with this application.

Appeal Decision APP/F3545/X/23/3334323 (30 May 2024), Land at the Former Animal Health Trust Research Centre, Kentford.

Judgment: West Suffolk Council v Secretary of State for Levelling Up, Housing and Communities & Ors [2025] EWHC 861 (Admin).

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

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

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 proposed use of the Site is as a veterinary practice, providing medical and health services to animals brought in by their owners, by appointment. This falls within Class E(e) of the Town and Country Planning (Use Classes) Order 1987, as amended: 'the provision of medical or health services, principally to visiting members of the public'. This is confirmed by the Planning Inspectorate's appeal decision APP/F3545/X/23/3334323 (30 May 2024), concerning veterinary clinical services at the former Animal Health Trust, Kentford, and by the subsequent High Court judgment in West Suffolk Council v Secretary of State for Levelling Up, Housing and Communities & Ors [2025] EWHC 861 (Admin), which upheld that decision and confirmed that referral-based veterinary clinical services fall within Class E(e) even without any research element.

The Site's existing lawful use, permitted under ref. 048164/FU/CITY2/95 (Manchester City Council, 21 September 1995), was as offices and an out-patient clinic, both of which also fall within Class E. As the existing use and the proposed use both fall within Class E, the change from one to the other does not constitute development by virtue of section 55(2)(f) of the Town and Country Planning Act 1990, and does not require planning permission. A Lawful Development Certificate should accordingly be granted confirming that the proposed veterinary use is lawful.

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL

Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

◯ Yes
⊘ No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ 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

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

Date (must be pre-application submission)

26/05/2026

Details of the pre-application advice received

My architect first sought informal advice from the Council on 25 May 2026, asking whether the proposed change required planning permission. On 28 May 2026, Ian Jarvis (Planner, Area Team Group) advised that both medical and veterinary practices fall within Class E, and that no change of use planning permission would be required, subject to confirming the planning history of the Site. Following further correspondence, James Bridgman (Career Graded Planning Officer, Development Management Central Core) advised by email on 3 July 2026 that a standard veterinary practice treating animals brought in by members of the public would instead require planning permission for a change of use, referring to West Suffolk Council v Secretary of State for Levelling Up, Housing and Communities & Ors [2025] EWHC 861 (Admin), and confirmed this view again on 6 July 2026. On 20 July 2026, Mr Jarvis confirmed that the Site falls outside his own area and deferred to Mr Bridgman's advice. Given this conflict between two Council officers, I am now applying for a formal, determinative and appealable Certificate of Lawfulness.

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

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

Laura Pijuan Linares

Date

07/08/2026