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

Application reference:

PLA-2026-000675

Applicant:

Mr Nilesh Bhavsar Pearl Smile Limited

Date of application:

12 June 2026

First Schedule

Change of use from café (Use Class E(b)) to dental surgery (Use Class E(e))

Second Schedule

704 Wilmslow Road Manchester M20 2DW

Manchester City Council hereby certify that on 12 June 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 existing use and the proposed use as a Dental Surgery, both fall within Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Accordingly, the proposal would not result in a change of use and does not constitute development, in accordance with Section 55(2)(f) of the Town and Country Planning Act 1990.

Date: 14 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

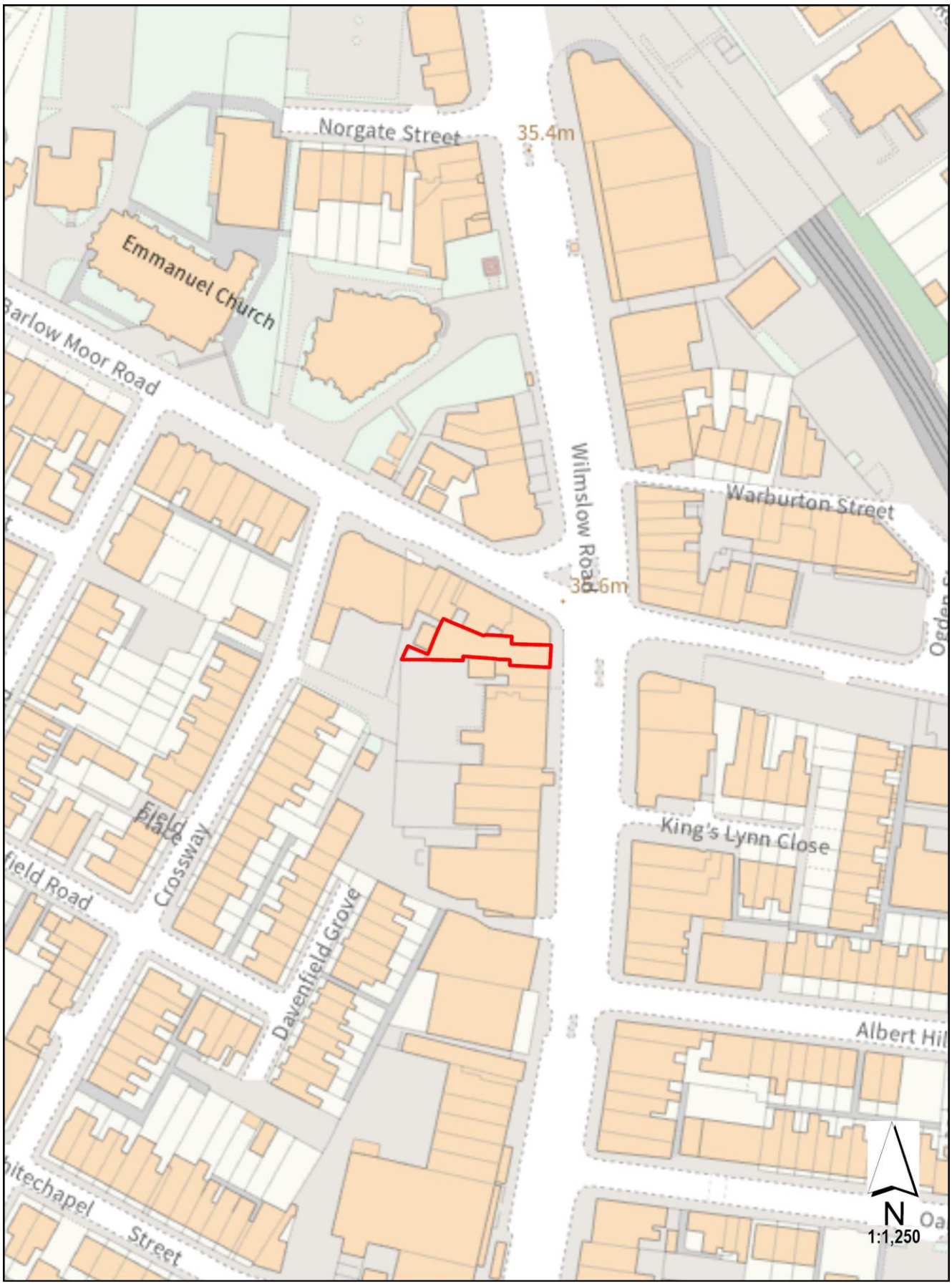
Notes

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.

MANCHESTER CITY COUNCIL



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