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: Larke Rise

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2UL

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

Easting (x): 383740

Northing (y): 391409

Description:

This application is for residential blocks 1 and 5 within Larke Rise, Manchester.

Applicant Details

Name/Company

Title

Mr

First name

Idris

Surname

Bapu

Company Name

Taylor Wimpey

Address

Address line 1

Gate House

Address line 2

Turnpike Road

Address line 3

Town/City

High Wycombe

County

Buckinghamshire

Country

England

Postcode

HP12 3NR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mrs

First name

Alejandra

Surname

Heap

Company Name

The Harris Partnership

Address

Address line 1

Carvers Warehouse, 2nd Floor

Address line 2

77 Dale Street

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M1 2HG

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)

The proposed building operations include the external wall remediation and the upgrade of balcony flooring of Blocks 1 and 5, Larke Rise. To maintain the building's existing visual character, the existing timber panels and brickwork will be carefully removed to allow for the installation of fire resistant barriers. Any necessary replacement components will be identical in design, colour, and profile. The works also include the removal of existing combustible timber balcony flooring and its replacement with a non-combustible, A2-rated aluminium profiled sheet decking system to meet mandatory fire safety requirements under Approved Document B for a building exceeding 11 metres in height. The proposal does not involve the alteration or creation of any new access, its internal layout, construction of hard-standings, or any changes to the existing means of enclosure or drainage systems

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

- [ ] Yes
- [x] No

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 residential uses of the buildings are lawful, having been established in 2005, the buildings have been in residential use for 20 years, (making them lawful and immune from planning enforcement action.) We consider that the re-cladding works to be done on the two residential buildings are lawful because the integrity of the buildings, its use, and its core spatial organization will not be compromised or alter from the original architecture, design and finish.
The buildings were constructed in accordance with original planning permission reference number 068536/FO/2003/S, granted by Manchester City Council on 30/06/03. All subsequent uses have remained entirely compliant with this permission.

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

23153-THP-XX-XX-DR-A-0100- Location Plan
23153-THP-XX-XX-DR-A-0102-Block 1-Proposed Elevations
23153-THP-XX-XX-DR-A-0103-Block 1-Proposed GA Plans
23153-THP-XX-XX-DR-A-0104-Block 5-Proposed Elevations
23153-THP-XX-XX-DR-A-0105-Block 5-Proposed GA Plans
23153-Materials Schedule

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

We believe the project should be granted a LDC for the following reasons:
1. The proposed new cladding materials match like-to-like, meaning the external appearance does not materially change under Section 55 of the Town and Country Planning Act 1990.
2. Use Remains Unchanged: The building's primary use remains exactly as existing.
3. The replacement of the existing timber balcony decking with non-combustible aluminium sheet decking is a mandatory safety upgrade under Approved Document B for a building over 11 metres tall. This replacement introduces a minor colour variation (from brown timber to grey aluminium), this alteration is minor in scale and does not alter the overall character or external appearance of the building.

As the works do not constitute development requiring full planning permission, a Lawful Development Certificate should be issued to formally confirm the compliance of these essential safety works.

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

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

Alejandra Heap

Date

12/10/2026

Amendments Summary

Applicant Details changed