Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

10 November 2026 Ref: 004022/L001

Dear Sir/Madam,

EASTLANDS HOUSE, VICTORIA STREET, OPENSHAW, M11 2NX - CERTIFICATE OF LAWFULNESS FOR PROPOSED USE

On behalf of Animal Trust Vets CIC (the Applicant), we seek the Council's confirmation, by way of a Lawful Development Certificate, that the Applicant may lawfully occupy Eastlands House on Victoria Street in Openshaw as a veterinary clinic. Further details are provided below.

Outline planning permission was granted in February 2002 for the development of retail units, offices, community facilities, car parking and associated works under reference 061003/OO/NORTH2/01. No planning conditions were imposed on the consent that specifically sought to limit or control the occupation of the building within a specific Use Class. However, it is evident from the wording of conditions (e.g. Condition 19) that the approved office use fell within Use Class B1 and the community facilities within Use Class D1. It is also evident from Condition 21 that the approved Class B1 and D1 uses were expected to be accommodated within Eastlands House (the 2-storey building fronting Victoria Street).

Following the changes to the Use Classes Order in September 2020, the former Class B1 and D1 uses (and other uses) now sit within Use Class E.

It is proposed that Eastlands House is occupied by Animal Trust, which is a not-for-profit veterinary practice that offers a high-quality service catering primarily for dogs, cats, rabbits and some other small mammals. A veterinary clinic use now sits within Use Class E (provision of health or medical services to visiting members of the public), having previously fallen within Use Class D1.

Eastlands House may be lawfully occupied by any use within Use Class E (to include former Class D1 uses). Accordingly, its proposed occupation by a veterinary clinic will not comprise development for which planning permission is required.

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It is, therefore, concluded that the Applicant may lawfully occupy Eastlands House as a veterinary clinic without any breach of planning controls. The Council's confirmation of this, through the issue of a Lawful Development Certificate, is hereby requested.

We trust that you will find the application in order and that it can be validated and progressed without delay. However, please be in touch if you have any queries.

Yours faithfully,



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