



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

VIQAR

Surname

ASHRAF

Company Name

Samasae properties Itf

Address

Address line 1

69 Sandy Ln,

Address line 2

Address line 3

Town/City

Prestwich, Manchester

County

Country

United Kingdom

Postcode

M25 9PS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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?

- ☒ 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 development relates solely to internal alterations. The existing internal layout will be reconfigured through the installation of new internal partition walls to facilitate improved spatial planning and functionality. These changes are limited to internal works only, and there will be no alterations to the external appearance, footprint, or building envelope. The existing salon use will be converted into a dental practice, in full accordance with the submitted drawings and plans.

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 involves a change in the activity carried out within the premises from Hairdressers and Barbers to a Dental Clinic. Both uses fall within Use Class E (Commercial, Business and Service). As the change occurs entirely within the same use class, it does not constitute development under Section 55 of the Town and Country Planning Act 1990 and does not require planning permission. This application is made under Section 192 to obtain formal confirmation that the proposed use is lawful

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

The premises has been lawfully used as Hairdressers and Barbers since 2008 and has continued in that use within the last six months, most recently up to 1 August 2025. The proposed change to a Dental Clinic remains within Use Class E (Commercial, Business and Service) and therefore does not constitute development under Section 55 of the Town and Country Planning Act 1990. This application is made under Section 192 to confirm the lawfulness of the proposed use.

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 ground floor of the property at 69 Sandy Lane, Prestwich, M25 9PS has been in continuous lawful commercial use for a period exceeding 10 years, falling within Use Class E (formerly Use Class A1). The specific nature of the commercial activity has varied over time; however, the use has remained within the same use class throughout.

The proposed use of the ground floor as a dental clinic falls within Use Class E and does not constitute a material change of use. No external alterations have been carried out to the building.

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

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

E(c)(iii) - Other appropriate services in a commercial, business or service locality

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 ground floor of the property at 69 Sandy Lane, Prestwich, M25 9PS has been in continuous lawful commercial use for a period exceeding 10 years, falling within Use Class E (formerly Use Class A1). As such, the use is lawful under Section 191 of the Town and Country Planning Act 1990 and is immune from enforcement action.

The proposed use of the premises as a dental clinic falls within Use Class E and does not constitute development or a material change of use. No external alterations have been carried out to the building.

On this basis, the use of the premises is lawful and a Certificate of Lawfulness should be granted.

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

Y Lone

Date

10/02/2026

