

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

**Town and Country Planning Act 1990: Section 192
(as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) Order
2010: Article 35**

To:

Mr Y Lone
CEECON
8 Waterloo Street
Burton on Trent
DE14 2NA

On Behalf Of:

Mr Viqar Ashraf
Samasae Properties Ltd
69 Sandy Lane
Prestwich
Manchester
M25 9PS

Application Number: 72839

Date of Registration: 10/02/2026

First Schedule

Lawful development certificate for proposed change of use from existing lawful operation as a Hairdressers and Barbers to a dedicated dental practice (dental surgery); Internal layout reconfigured with no external alterations.

Second Schedule

69 Sandy Lane, Prestwich, Manchester, M25 9PS

Bury Metropolitan Borough Council hereby certifies that on 10/02/2026 the matter described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate is **Lawful Development** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The proposal, described in the First Schedule, is not considered to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended). Both the existing hairdressers/ barbers and the proposed dental practice fall within Use Class E and as such the proposed change of use is not material and would be considered lawful having regard to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Applicant Plan Numbers:

Dwgs: CC, CC1, CC2, CC3, CC4, CC5 and CC6.

Notes to Applicant

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter described in the First Schedule and to the land specified in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development or use materially different from that described or

which relate to other land may render the owner or occupier liable to enforcement action.

4. 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.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 13/03/2026