

DELEGATED REPORT

Report by Sam Summers	Date of report: 10/09/2025	Ref: 72140/LDCP
Registration: 23/07/2025	LDFC:	Expiry Date: 17/09/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed change of use from Indoor sports to Shop & storage (Class E)

Location: 165-167 Stand Lane, Radcliffe, Manchester, M26 1JR

Description

Lawful development certificate for proposed change of use from Indoor sports to Shop & storage (Class E)

Relevant Planning History

67621 - Change from flat roof to pitched roof. - Approve with Conditions 21/12/2021

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The building has been previously been in use as a karate centre. Google street view images confirm that the use as a karate studio was maintained from at least 2008 through to 2021 . There is no evidence of any intervening use. This establishes the lawful use of the building as Class E(c)(ii). The applicant proposes to use the building for display or retail sale of goods, other than hot food. This includes the sale of groceries and alcohol . The proposed opening times are 06.00 - 22.00. No external alterations are proposed.

The Town and Country Planning (Use Classes) Order 1987 has been amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on the 1st September 2020. It created a new use class, Class E - Commercial, Business and Service use. The permitted change of use from a Karate Centre Class E(d) to the Display or retail sale of goods, other than hot food E(a) would be lawful as both the uses fall within the same use class and as such would not constitute development within the meaning of Section 55 of The Town and Country Planning Act 1990.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is not deemed to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and therefore would be lawful.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	10/09/2025	DM -	11/09/2025