



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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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

19a

Address Line 1

Lakeland Court

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 5QJ

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

Easting (x)

385810

Northing (y)

406785

Description

Applicant Details

Name/Company

Title

Mr

First name

Emmanuel Oiaolu

Surname

Ariwoola Lawal

Company Name

Macro Mates

Address

Address line 1

83 Rowrah Crescent

Address line 2

Address line 3

Town/City

Middleton

County

Rochdale

Country

United Kingdom

Postcode

M24 4WR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

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

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 is to confirm the lawful use of the premises as a healthy food kitchen and café under the Macro Mates brand (Use Class E). The primary function of the business is to prepare and serve fresh, high-protein, calorie-conscious meals for customers to enjoy on-site in a casual seating area. Takeaway and pre-order collection options will also be available, but the emphasis is on a health-focused, café-style experience.

Meals will be prepared on-site using commercial-grade kitchen equipment, including an electric hob, refrigeration units, a commercial extraction fan (suitable for non-greasy cooking), and stainless steel prep surfaces. No gas appliances or deep-frying equipment will be used. All food will be served in sealed containers for hygiene and convenience, regardless of whether it is consumed on-site or taken away.

A dine-in area with seating will be included to accommodate customers who wish to eat on the premises.

There will be no external alterations to the building. However, one externally mounted low lit fascia sign displaying the business name and logo will be installed in line with Advertisement Regulations and within the limits of deemed consent. If required, a separate application for advertisement consent will be submitted at a later stage.

All food and waste will be managed using existing commercial waste collection services.

Proposed hours of operation are:

Wednesday to Sunday, 16:00 – 21:00

No activities will take place outside these hours, and no amplified music or disruptive equipment will be used.

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

Last consent (1997): "Change of use from shop to office – granted with conditions."

In 1997 an office was Use Class B1(a).

Today: Under the 2020 Use-Class Order, the old B1(a) automatically converted to Class E(g)(i) – which sits inside the wider Class E family.

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 last known lawful use of the premises was as a retail unit, most recently occupied by a grocery business. Public planning records show that permission was granted in 1997 (Ref: 97/D34719) for a change of use from shop to office. However, there is no clear evidence that this permission was implemented, and subsequent use of the premises appears to have continued as retail.

Given this pattern of use and the absence of any enforcement or alternative confirmed use class, it is reasonable to conclude that the existing or most recent use of the premises falls within Class E, which includes retail, office, and food-related uses such as cafés and restaurants.

As the proposed use also falls within Class E (specifically E(b): the sale of food and drink for consumption on the premises), no material change of use is taking place. The proposed operation remains consistent with the permitted scope of Class E.

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

Planning application reference 97/D34719, granting change of use from shop to office at 19A Lakeland Court, Middleton, Manchester M24 5QJ. This supports the application by demonstrating the planning history and prior lawful use of the premises.

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

E(g)(i) - Offices - Except where not suitable in a residential area

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(b) - Sale of food and drink for consumption mostly on the premises

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

A Lawful Development Certificate should be granted because the proposed use of the premises falls squarely within Use Class E as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). The business will operate as a healthy food café, with food prepared on-site and a seating area provided for customers to dine in. While takeaway will be available, the primary function is to serve meals on the premises in a clean, health-conscious environment.

The existing or most recent lawful use of the unit was as a retail business, which also falls within Class E. Therefore, no material change of use is taking place, and the proposed operations do not require planning permission.

The proposal does not include any external alterations that would require separate planning consent, and any external signage will comply with Advertisement Regulations.

Given that both the previous and proposed uses fall under Class E, the use is lawful and eligible for confirmation through this certificate.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

18/07/2025

Details of the pre-application advice received

Informal advice was sought via email from the Development Management team. Sharon Hill, a planning officer, confirmed that the proposed use may fall under Class E if the primary function is café-style dining, and recommended applying for a Lawful Development Certificate to confirm the lawful status of the intended use.

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

Emmanuel Lawai

Date

20/07/2025