

SUPPORTING STATEMENT

Change of Use to Day Nursery (Use Class E(f)) Unit 8, 5A–5E Wood Street, Middleton, M24 4DH

1. Introduction

This Supporting Statement accompanies an application relating to Unit 8, 5A–5E Wood Street, Middleton, M24 4DH, for the proposed use of the premises as a **Day Nursery**, falling within **Use Class E(f)** of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The purpose of this statement is to confirm the lawful position of the proposed use, demonstrate compliance with planning legislation, and outline why the change of use does not constitute development requiring full planning permission.

2. Site and Existing Use

Unit 8 forms part of a commercial block located on Wood Street, Middleton. The premises are situated within an established mixed-use commercial area comprising retail, light industrial, offices, and service-based businesses.

The unit benefits from existing approval granted in **2022** for **Use Class E**, which covers a broad range of commercial, business, and service uses.

The building is structurally suitable for internal adaptation to accommodate a nursery, with no external alterations proposed as part of this application.

3. Proposed Use – Day Nursery (Use Class E(f))

The proposal seeks to operate a **Day Nursery**, providing early years childcare and education for children aged 0–5. This use falls squarely within **Use Class E(f)**:

“Creche, day nursery or day centre (not including residential use).”

The nursery will operate during standard daytime hours and will not involve any industrial processes or activities that would materially alter the character of the premises.

4. Planning Legislation and Use Class Position

4.1 Use Class E – Introduced September 2020

In September 2020, the Government introduced a consolidated **Use Class E**, combining several former use classes into a single broad commercial class. This includes:

- Retail
- Financial and professional services
- Restaurants
- Offices
- Light industrial
- Health services
- Day nurseries and crèches
- Indoor recreation
- And other commercial uses

Because **Class E(f)** sits within the same overarching **Class E**, moving from one E use to another **does not constitute development** under Section 55 of the Town and Country Planning Act 1990.

4.2 No Material Change of Use

As the premises already benefit from approval for **Class E**, the proposed nursery use:

- Does **not** change the use class
- Does **not** intensify the use beyond what is typical for Class E
- Does **not** require planning permission
- Is **lawful** under the existing use class

5. Why a Lawful Development Certificate Is Appropriate

Although planning permission is **not required**, a **Lawful Development Certificate (LDC)** is recommended to:

- Provide formal confirmation of the lawful use
- Avoid future enforcement queries
- Support Ofsted registration
- Assist with lease agreements, lenders, or future sale
- Provide clarity for the Local Planning Authority

An LDC is the correct mechanism for confirming that the proposed nursery use is lawful under Class E.

6. Highways, Amenity and Operational Considerations

The proposed nursery will operate within typical daytime hours and will not generate noise, odour, or disturbance beyond what is expected for Class E uses.

Drop-off and pick-up activity will be modest and managed. The surrounding commercial area already accommodates regular vehicle movements, and the nursery use is compatible with the local context.

No external alterations are proposed, and the development will not affect the visual appearance of the building or surrounding area.

7. Conclusion

The proposed use of Unit 8, 5A–5E Wood Street, Middleton as a **Day Nursery (Use Class E(f))** is fully compliant with the Town and Country Planning (Use Classes) Order as amended in 2020. The premises already benefit from approval for **Class E**, and the proposed use remains within the same use class.

The change does **not** constitute development and therefore does **not** require planning permission. A **Lawful Development Certificate** is the appropriate route to formally confirm the lawful status of the proposed use.

The Local Planning Authority is respectfully requested to grant the certificate.