Mutual House, 8 Cheadle Shopping Centre, Cheadle ST10 1UY

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT:

Proposed change of use of first floor to 2 no. 1 bedroom apartments

Change of Use– Class MA

The Town and Country Planning (General Permitted Development) (England) Order 2015
UK Statutory Instruments 2015 No. 596 SCHEDULE 2, PART 3, Class MA

Permitted development

MA. ***Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.***

Development not permitted

MA.1.—(1) Development is not permitted by Class MA—

(a)unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

Vacant for approximately 2 years

(b)unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

N/A

(c)if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

N/A

(d)if land covered by, or within the curtilage of, the building—

(i)is or forms part of a site of special scientific interest;

(ii)is or forms part of a listed building or land within its curtilage;

(iii)is or forms part of a scheduled monument or land within its curtilage;

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(iv)is or forms part of a safety hazard area; or

(v)is or forms part of a military explosives storage area;

N/A

(e)if the building is within—

(i)an area of outstanding natural beauty;

(ii)an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;

(iii)the Broads;

(iv)a National Park; or

(v)a World Heritage Site;

(f)if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

N/A

(g)before 1 August 2022, if—

(i)the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii)the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

N/A

MA.2.—(1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a)transport impacts of the development, particularly to ensure safe site access;

On site parking provided to Highways requirements. 1 space per flat and 1 designated visitor space

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(b)contamination risks in relation to the building;

n/a

(c)flooding risks in relation to the building;

N/A

(d)impacts of noise from commercial premises on the intended occupiers of the development;

N/A

(e)where—

(i)the building is located in a conservation area, and

(ii)the development involves a change of use of the whole or part of the ground floor,

the impact of that change of use on the character or sustainability of the conservation area;

N/A

(f)the provision of adequate natural light in all habitable rooms of the dwellinghouses;

All habitable rooms have full fenestration and suitable natural light

(g)the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;

N/A

(h)where the development involves the loss of services provided by—

(i)a registered nursery, or

(ii)a health centre maintained under section 2 or 3 of the National Health Service Act 2006,

the impact on the local provision of the type of services lost ; and

N/A

(i)where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

Full and safe fire safety can be provided

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