

Town and Country Planning Act 1990 : Section 191 & 192

(as amended by Section 10 of the Planning and Compensation Act 1991)

**Town and Country Planning (General Permitted Development) (England) Order
2015 (as amended)****Certificate of Lawful Use or Development**

Mr Barry Bradley
Bradley Building Design Ltd
Keepers Cottage
Lyme Park
Stockport
SK12 2NS

Date of Application

19 November 2021

Application No.

132216/LP/2021

The Manchester City Council hereby certify that on 19 November 2021 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and more particularly identified on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

Approve on the basis that works detailed on the site location plan, drawing numbered 2025/1, stamped as received by the City Council as Local Planning Authority on 12 November 2021, drawing numbered 2025/2/B, stamped as received by the City Council as Local Planning Authority on 11 January 2022, and the email from Barry Bradley, dated 11 January 2022, which confirms that all proposed materials would match the existing house, constitutes permitted development in accordance with Part 1, Schedule 2, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Date: 12 January 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Certificate of Lawfulness

First Schedule

Certificate of proposed lawful development for single storey rear extension and rear dormer extension

Second Schedule

78 Wayland Road
Manchester
M18 7HB

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 use specified in the First Schedule, taking place on the land described in the Second Schedule, is lawful.
3. This certificate is issued solely to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates 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.



