

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 Tim Perkins
TMP Planning Ltd
Unit 3-5
The Workshed Carriage Works
London Street
Swindon
SN1 5DG

Date of Application

16 December 2021

Application No.

132520/LP/2021

The Manchester City Council hereby certify that on 16 December 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:

Approved on the basis that the proposed occupation of 92 Wilbraham Road as detailed on the submitted document and drawings stamped as received by the City Council on 16th December 2021 and referenced:

Forms relating to an application for a Lawful Development Certificate

Location Plan

Existing and Proposed Ground Floor Plan

Existing and Proposed First floor plan

TMP Planning Statement

Block Plan of the Site.

All received 16th December 2021.

constitutes a Class C2 use for occupation by up to six people living together as a single household and receiving care as defined by Town and Country Planning (Use Classes) Order 1987 (as amended).

The permitted lawful use of the property is solely as described in the description of development on the application form submitted 16th December 2021 and the planning statement received from TMP Planning on the 16th December 2021. Any change in the use of the property from the described development to any alternative use within Use Class C2 would require a separate application for planning permission.

Date: 9 February 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 lawful proposed use of the property as a children's home (C2 Use) for a maximum of 3 resident children with non-resident care staff

Second Schedule

92 Wilbraham Road
Manchester
M14 7DR

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.



