MANCHESTER CITY COUNCIL

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 Alan Smith
Thomasons
Deva Centre, 3 Brewery Yard
Trinity Way
Salford
M3 7BB

Date of Application	**Application No.**
27 May 2021	130561/LP/2021

The Manchester City Council hereby certify that on 27 May 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:

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application. In this instance no issues have been raised, and the application is supported.

Approve on the basis that the proposed works would not materially affect the external appearance of the building and so would not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended), subject to being carried out in accordance with the following submitted documents:

Location Plan ref:10417-02 rev P1
Elevations ref:10417-01 rev P1
Design Statement dated 25.05.21

The proposed works are therefore lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

Date: 4 October 2021

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

Replacement of non compliant (combustible) cladding material to upper floor

Second Schedule

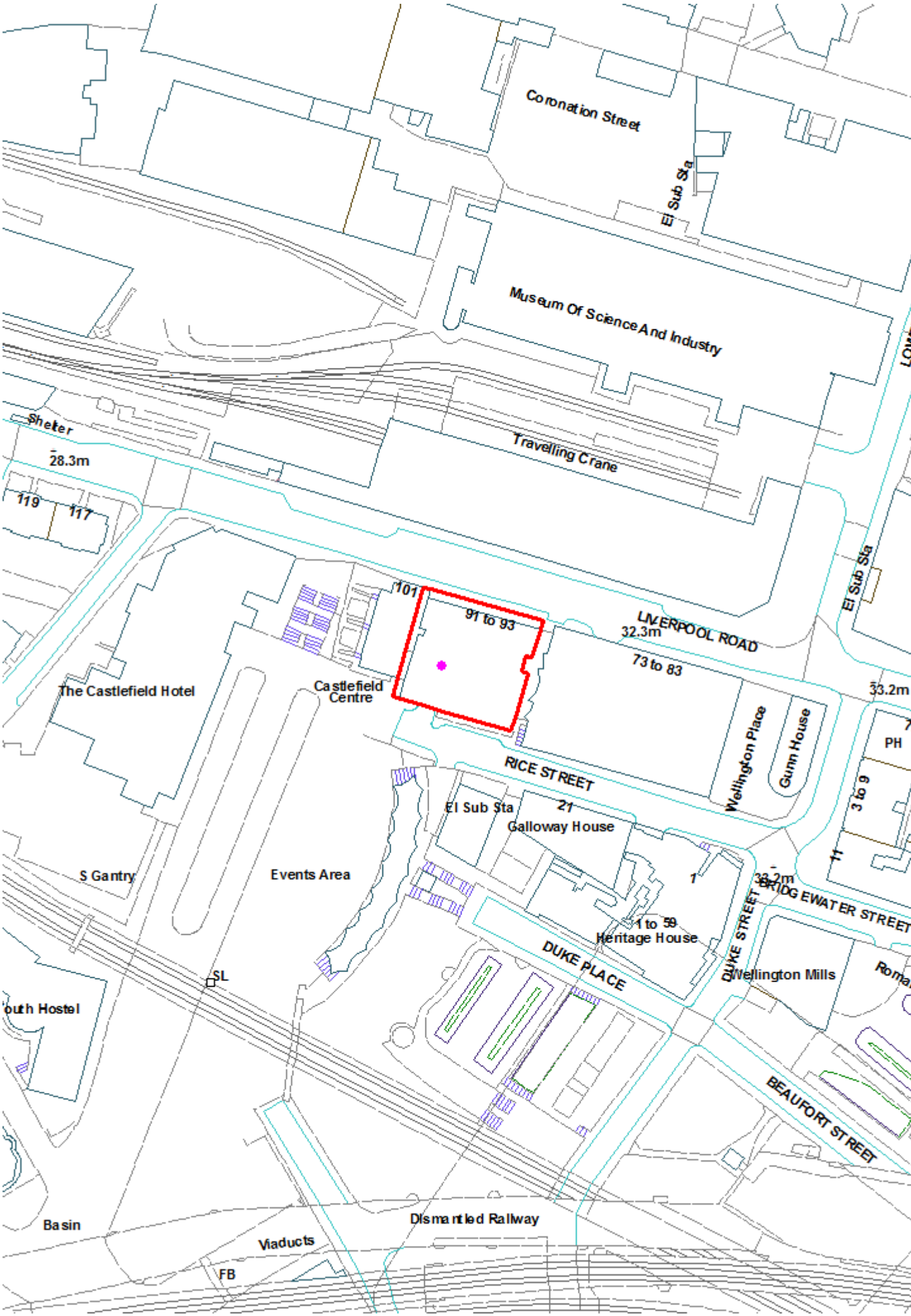
91 Liverpool Road
Manchester
M3 4JN

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.


Coronation Street
El Sub Sta
Museum Of Science And Industry
Shelter
28.3m
Travelling Crane
119
117
101
91 to 93
LIVERPOOL ROAD
32.3m
73 to 83
El Sub Sta
33.2m
The Castlefield Hotel
Castlefield Centre
RICE STREET
Wellington Place
Gunn House
PH
3 to 9
11
El Sub Sta
21
Galloway House
S Gantry
Events Area
1
33.2m
BRIDGEWATER STREET
1 to 59
Heritage House
DUKE PLACE
DUKE STREET
Wellington Mills
SL
BEAUFORT STREET
Basin
Dismantled Railway
Viaducts
FB

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