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 Joseph Spence-Ealham
Spence & Oldham Architects Ltd
25 Cosgrove Crescent
Failsworth
M35 0JX

Date of Application
8 September 2021

Application No.
131605/LP/2021

The Manchester City Council hereby certify that on 8 September 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:

1)Approve on the basis that proposal detailed within:
-Application for a Lawful Development Certificate or a Proposed Use or Development form, stamped as received by the City Council as Local Planning Authority on 8 September 2021
-Drawing- Proposed- Plans & Elevations, numbered (02)003 REV B, stamped as received by the City Council as Local Planning Authority on 8 September 2021
-Drawing- Existing- Plans & Elevations, numbered (02)002A, stamped as received by the City Council as Local Planning Authority on 29 October 2021
-Drawing- Location Plan, numbered (02)001A, stamped as received by the City Council as Local Planning Authority on 29 October 2021
constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 3 November 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

Certificate of Proposed Lawful Development for the erection of a single storey rear extension, following demolition of existing conservatory

Second Schedule

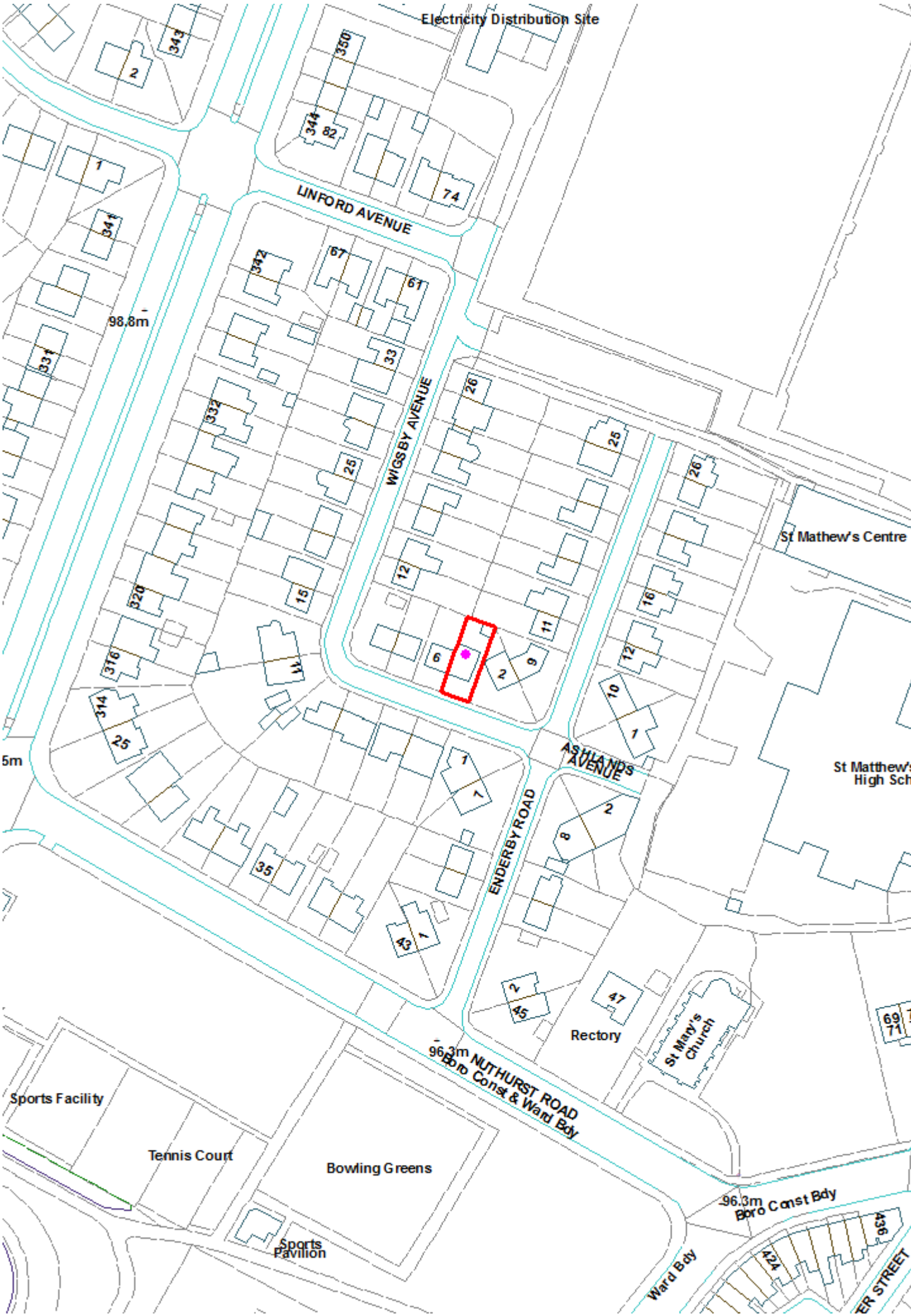
4 Wigsby Avenue
Manchester
M40 0FL

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.



Electricity Distribution Site
LINFORD AVENUE
WIGSBY AVENUE
ASHLANDS AVENUE
ENDERBY ROAD
NUTHURST ROAD
Boro Const & Ward Bdy
St Mathew's Centre
St Matthew's High Sch
Rectory
St Mary's Church
Sports Facility
Tennis Court
Bowling Greens
Sports Pavilion
Boro Const Bdy
Ward Bdy
98.8m
96.3m
96.3m
5m

© Crown copyright and database rights 2019. Ordnance Survey 100019568