

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

18 August 2021

Application No.

130741/LP/2021

The Manchester City Council hereby certify that on 18 August 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 the proposed works, as detailed in the submitted documents and plans:

- Proposed Elevations Drawings No. 102, 103, 104, 105, 106, 108,109, 111, 112, 115,118, 119, 120
- Specification - Timber Cladding Replacement - Rockpanel, Drawing no. NV355-DRG-SUB-SP001 Rev P1
- Specification - Terracotta Tile Cladding Replacement - Tonality, Drawing no. NV355-DRG-SUB-SP002 Rev P1
- Specification - Hook On Panel Replacement Genius Prime, Drawing no. NV355-DRG-SUB-SP003 Rev P1
- Proposed Materials, Drawing no. 100

would not materially affect the external appearance of the building and therefore would not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended). The proposed works are therefore lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

Date: 30 September 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 Lawful Proposed Development for the replacement of cladding

Building works include: Installation of various fire protection to the external cladding system which requires the replacement of existing materials as listed in the planning statement.

Second Schedule

Left Bank Apartments
Manchester
M3 3AD

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.



