

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 Jason Cartwright
P4BA
15 Memorial Road
Worsley
Manchester
M28 3AQ

Date of Application

26 November 2021

Application No.

132339/LP/2021

The Manchester City Council hereby certify that on 26 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:

Approved on the basis that the proposed occupation of Apex House, 266 Moseley Road, Manchester, M19 2LH as detailed on the submitted document and drawings stamped as received by the City Council on 26 November 2021 and referenced:

- i. Forms relating to an application for a Lawful Development Certificate
- ii. Location plan with a red edge ref: 01 21046;
- iii. Drawings ref:

Existing ground floor plan ref: 02 21046

Existing first floor plan ref: 03 21046

Existing second floor plan ref: 04 21046

Existing third floor plan 05 21046

Proposed ground floor plan ref: 06 21046

Proposed first floor plan ref: 07 21046

Proposed second floor plan ref: 08 21046

Proposed third floor plan (indicating no changes to the existing roof)

constitutes a Class C3 use as defined by Town and Country Planning (Use Classes) Order 1987 (as amended). for occupation as 21 self-contained apartments.

Date: 17 December 2021

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 increase in the number of bedrooms in previously approved apartments

Second Schedule

Apex House
266 Moseley Road
Manchester
M19 2LH

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.



