

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 V ALYAS
Architek
916 Stockport Road
Manchester
M19 3AB

Date of Application
6 August 2021

Application No.
131234/LP/2021

The Manchester City Council hereby certify that on 6 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:

Approved on the basis that the existing premises has a Class E retail shop use, as prescribed by the Town and Country Planning (Use Classes) Order 1987 (England) (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and the proposed use, as detailed within the submitted application form and supporting information, received by the City Council as Local Planning Authority on 2 August 2021, would fall within the same use class. As result the proposal does not constitute a material change of use and it therefore does not constitute development under Section 55 of the Town and Country Planning Act 1990 (as amended).

Date: 16 August 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 use ground floor retail premises to a cafe restaurant.

Second Schedule

821 Stockport Road
Manchester
M19 3PL

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.



