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

Ms Sarah Bolsover
Smashbox Architecture
97 Alderley Road
SK9 1PT

Date of Application	**Application No.**
6 September 2021	131572/LP/2021

The Manchester City Council hereby certify that on 6 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:

Approve on the basis that the installation of the roof lights as detailed on drawings:- 6206_P01; 6206_P05; 6206_P06 as recevied by the City Council as local planning authority on the 6th September 2021 constitutes permitted development in accordance with Schedule 2, Part 1, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Date: 5 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

Certificate of lawful proposed development for the conversion of roof space to habitable accommodation to include the addition of 6 no. rooflights to front and rear elevation

Second Schedule

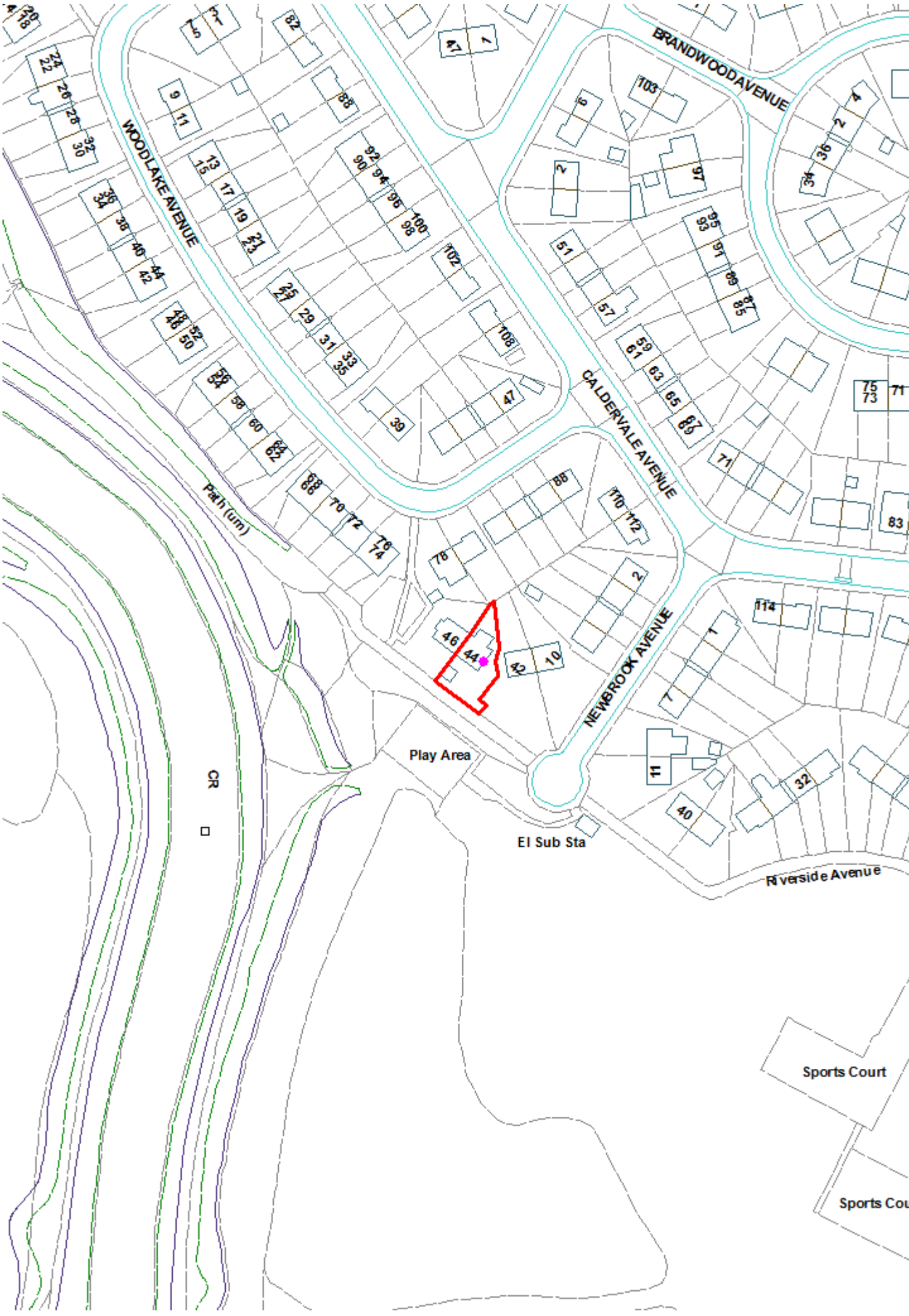
44 Riverside Avenue
Manchester
M21 7PU

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.


WOODLAKE AVENUE
BRANDWOOD AVENUE
CALDERVALE AVENUE
NEWBROOK AVENUE
Riverside Avenue
Path (um)
Play Area
El Sub Sta
CR
Sports Court
Sports Cou

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