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 David Busby
208 Wilmslow Road
Manchester
M14 6LF

Date of Application
5 May 2021

Application No.
130188/LE/2021

The Manchester City Council hereby certify that on 5 May 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

Officers have worked with the applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning application.

From the evidence available and the planning law applicable to the property, Manchester City Council is satisfied that in relation to the property referred to in the Second Schedule hereto, the use of the premises as a House in Multiple Occupation within Class C4 of the Town and Country Planning (Use Classes) Order (as amended), described in the First Schedule, is lawful by reason of the said use having been in existence for a period of 10 years up to the date of this application and prior to the introduction of the City Council's Article 4 Direction, introduced on 8th October 2011, relating to Houses in Multiple Occupation.

Date: 10 June 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 Existing Lawful Development for use of the property as a House in Multiple Occupation (Class C4)

Second Schedule

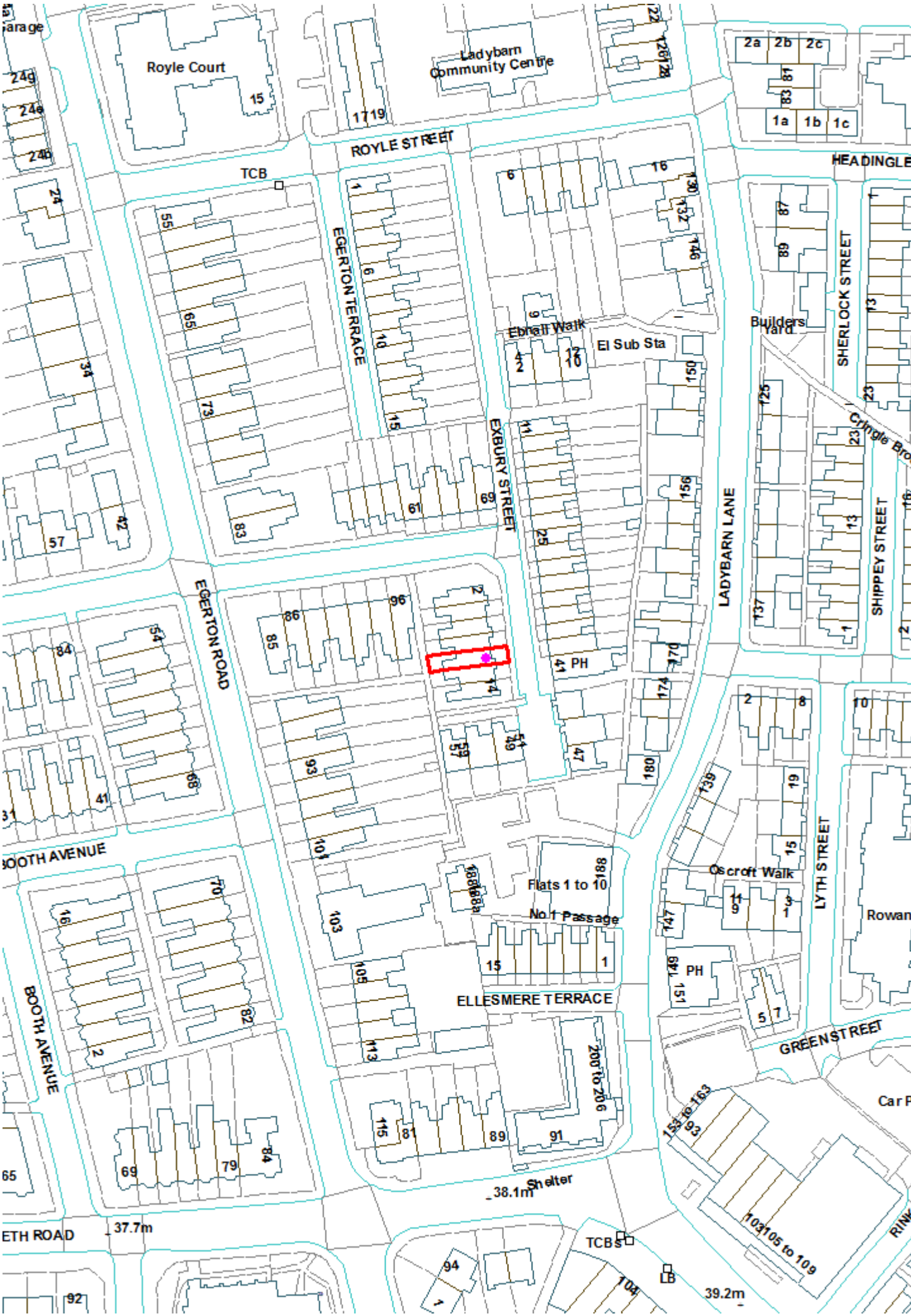
10 Exbury Street
Manchester
M14 6RF

1. This certificate is issued solely for the purposes of section 191 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.


Royle Court
Ladybarn Community Centre
ROYLE STREET
TCB
EGERTON TERRACE
EXBURY STREET
Ebhall Walk
El Sub Sta
Builders Yard
SHERLOCK STREET
SHIPPEY STREET
LADYBARN LANE
HEADINGLE
Cringle Bro
EGERTON ROAD
BOOTH AVENUE
PH
Flats 1 to 10
No 1 Passage
ELLESMERE TERRACE
Oscroft Walk
LYTH STREET
GREEN STREET
Rowan
Car P
Shelter
38.1m
37.7m
39.2m
TCBs
LB
153 to 163
103 105 to 109
200 to 206

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