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 Ian Baistow-Davies
12 Admiral Way
Hyde
SK14 4TU

Date of Application
2 March 2021

Application No.
129559/LP/2021

The Manchester City Council hereby certify that on 2 March 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 existing property is a dwellinghouse Class C3(a) as prescribed by the Town and Country Planning (Use Classes) Order 1987 (England) (as amended) and the proposed use, as detailed within the submitted application form and planning statement, received by the City Council as Local Planning Authority on 2 March 2021, would fall into the same use class, as per Class C3(b) of the same order. As such the proposed use constitutes permitted development.

Date: 23 April 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

Lawful Development Certificate for Proposed Use as a C3 Children' Home

Second Schedule

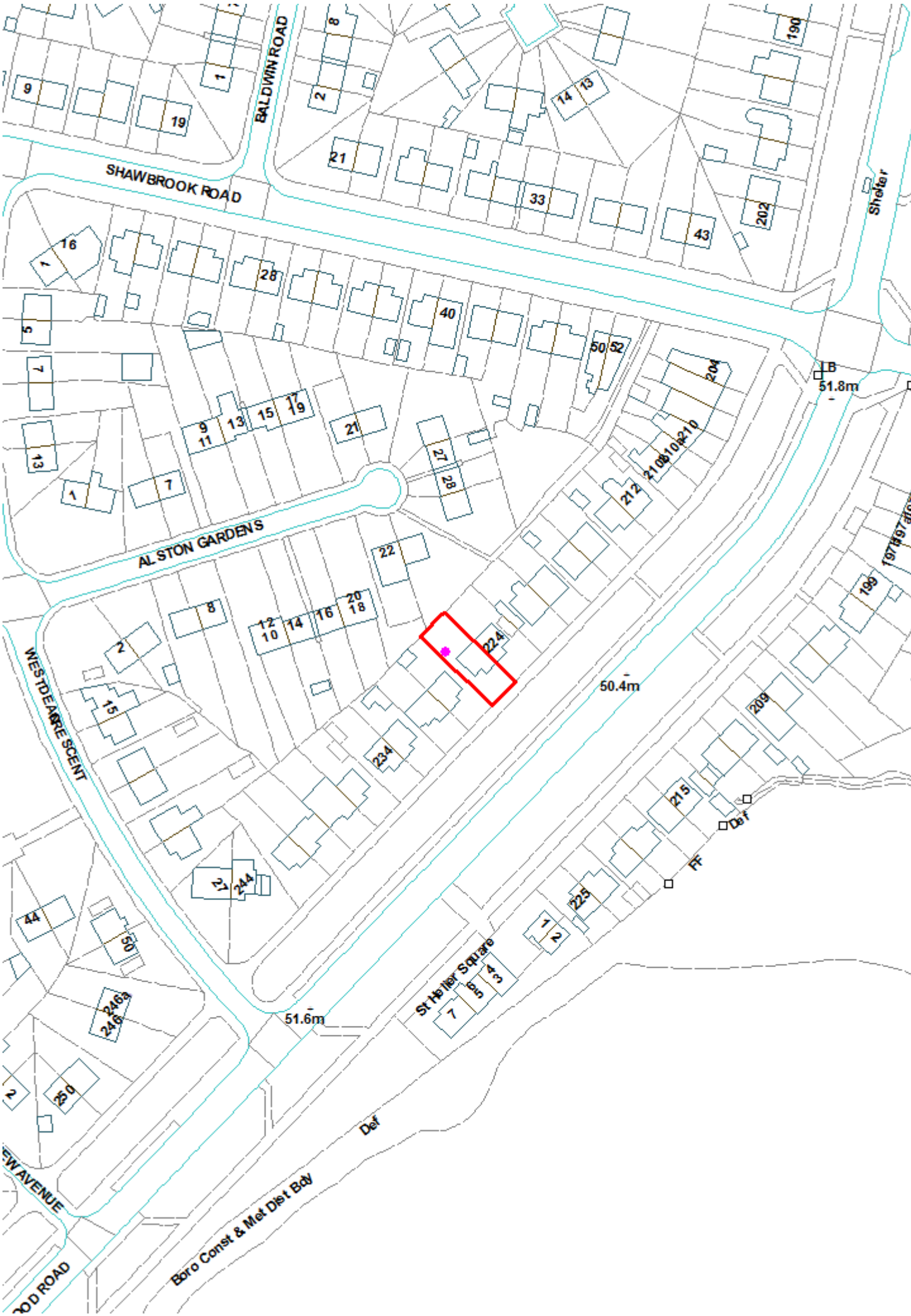
226 Errwood Road
Manchester
M19 1HX

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.


SHAWBROOK ROAD
BALDWIN ROAD
ALSTON GARDENS
WESTDEAN CRESCENT
St Heller Square
Boro Const & Met Dist Bdy
Def
FF
B
51.8m
50.4m
51.6m

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