

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 Fraser Dann
WSP
3 White Rose Office Park
Leeds
LS11 0DL

Date of Application

5 April 2022

Application No.

133443/LE/2022

The Manchester City Council hereby certify that on 5 April 2022 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:

From the evidence available and the planning law applicable to the buildings known as Trafford House and Southmoor House (as identified on the site location plan drawing), Manchester City Council is satisfied that in relation to the properties referred to in the Second Schedule hereto, the use described in the First Schedule is lawful by reason of the building within, which the property is located having been used as an office building, having been in existence for a period of at least 10 years up to the date of this application and that the property has been used for no other purpose in accordance with the evidence and information provided in the submitted supporting information received by the City Council as the Local Planning Authority.

Date: 31 May 2022

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 existing use of Trafford House and Southmoor House as class E(g)i
- offices to carry out any operational or administrative functions for a period greater than
10 years

Second Schedule

Trafford House And Southmoor House
Southmoor Road
Manchester
M23 9XD

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.



