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 Simon Plowman
G7/44
Europa Business Park
Stockport
SK3 0XA

Date of Application
3 December 2019

Application No.
125587/LP/2019

The Manchester City Council hereby certify that on 3 December 2019 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:

The proposed change of use of 570-572 Stockport Road from ground floor from Class A2 (financial and professional services) to Class A1 (retail) and first and second floor ancillary Class A2 accommodation to Class C3 (residential use), on the basis of application forms and drawings stamped as received by the City Council as local planning authority on 29 November 2019 and referenced:

Location plan with a red edge;
Existing plans Ref: 3403:02 Rev B;
Existing elevations Ref: 3403:03 Rev A;
Proposed plans: 3403: 06

constitutes permitted development in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3 Changes of use Class H - mixed use to retail. The development is permitted on the basis the details of the referenced drawings, including the formation of one, 3 bedroom apartment (Class C3 use).

Date: 10 January 2020

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Certificate of Lawfulness

First Schedule

Certificate of Lawful Development for the proposed change of use and internal re-configuration of a former bank (Class A2) to separate retail (Class A1) use at ground floor with a residential apartment (Class C3) at first and second floor

Second Schedule

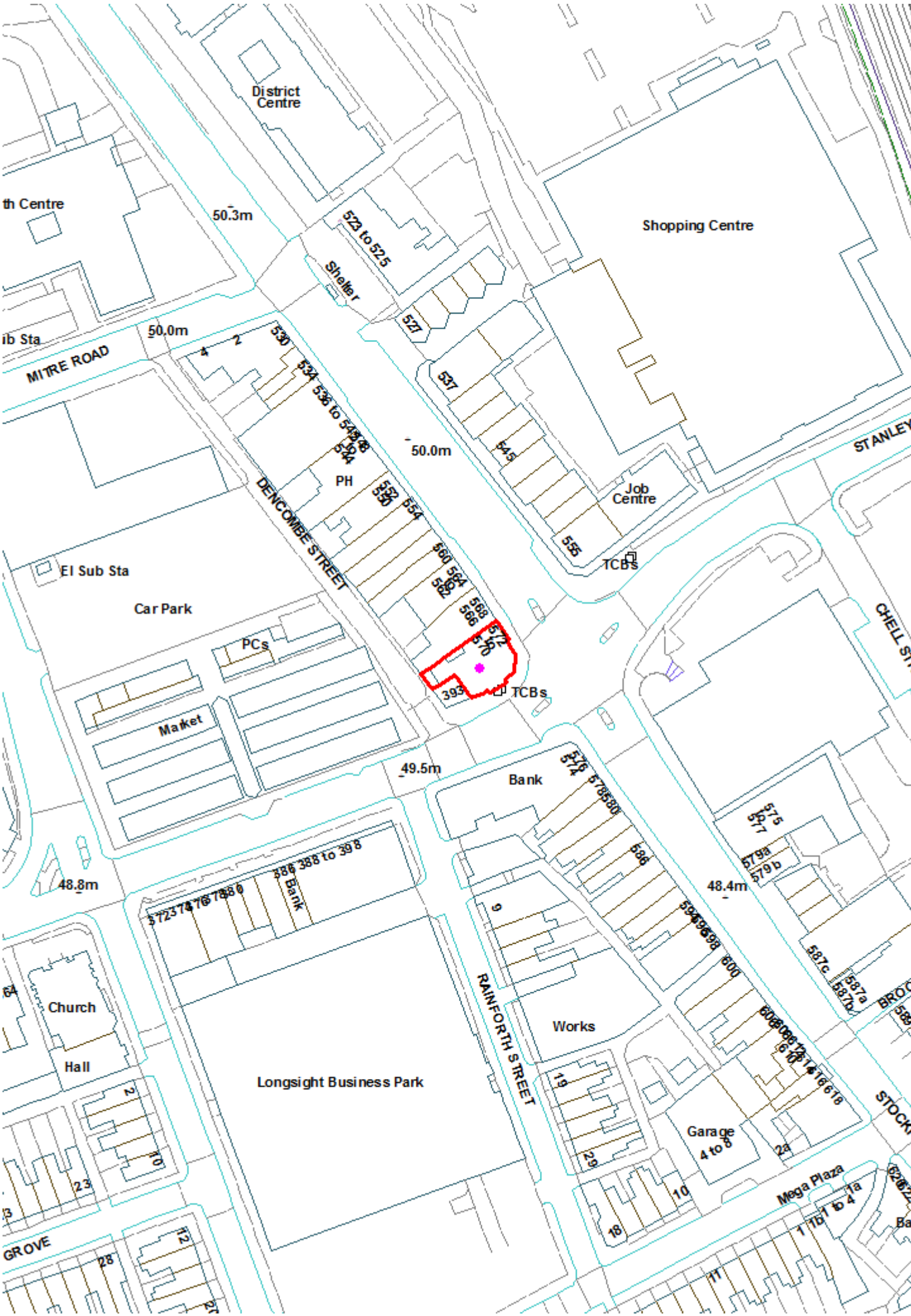
570-572 Stockport Road
Manchester
M12 4JJ

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.



District Centre
th Centre
50.3m
523 to 525
Shelter
Shopping Centre
ib Sta
50.0m
MITRE ROAD
527
537
545
50.0m
PH
DENCOMBE STREET
Job Centre
555
TCBs
El Sub Sta
Car Park
PCs
Market
393
TCBs
49.5m
Bank
48.8m
48.4m
Bank
Church
Hall
Longsight Business Park
RAINFORTH STREET
Works
Garage
4 to 8
Mega Plaza
GROVE

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