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 Gooding
LDM Surveyors
Floor 5
Suit 510 Piccadilly House
Manchester
M1 2AP

Date of Application	**Application No.**
10 February 2020	126164/LP/2020

The Manchester City Council hereby certify that on 10 February 2020 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 proposed rear extension, shown on the revised drawings numbered 'PS202', 'PS002' and 'PS302' stamped as received by the City Council as Local Planning Authority on 7th April 2020, constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date: 8 April 2020

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 erection of a single-storey rear extension

Second Schedule

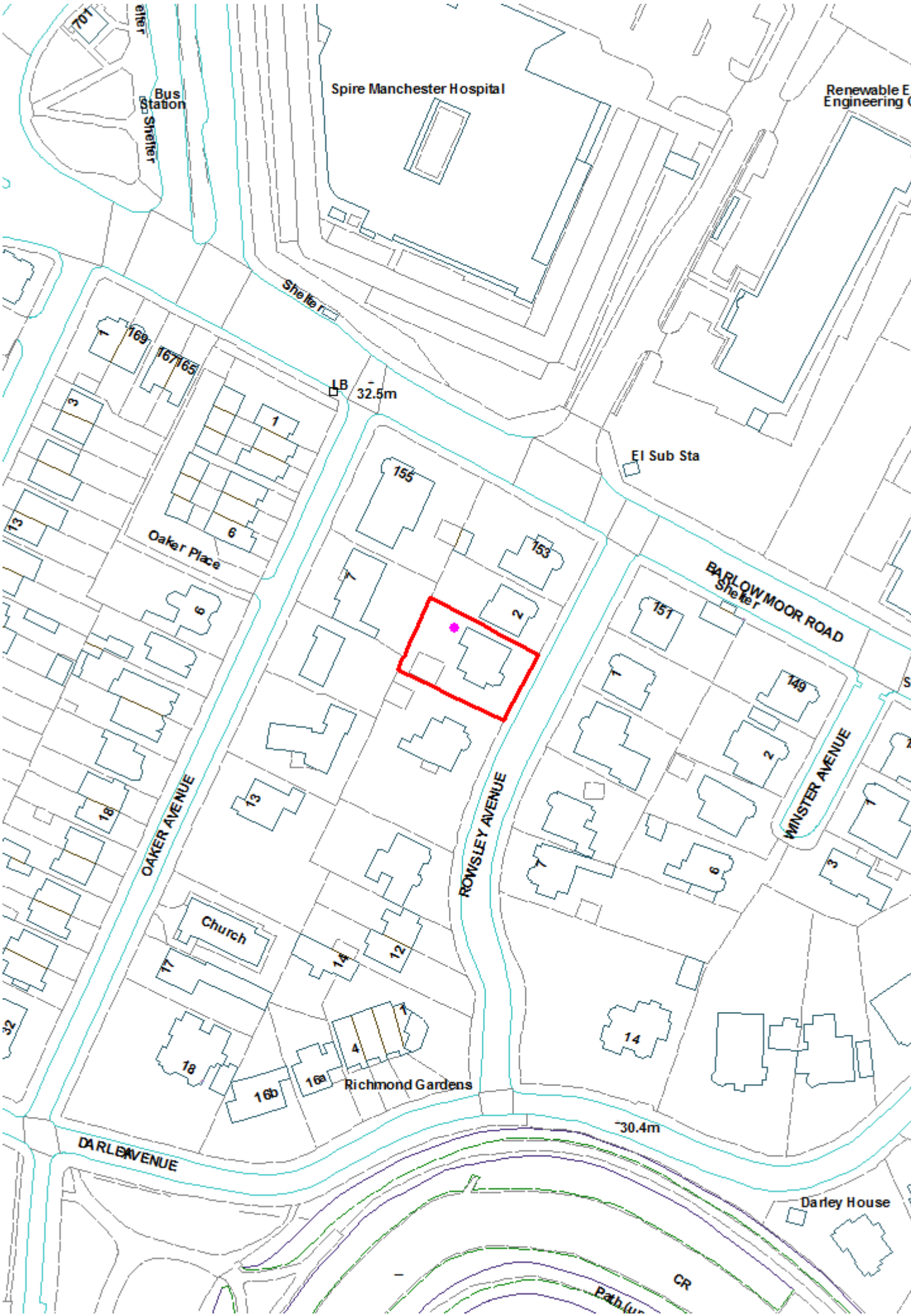
4 Rowsley Avenue
Manchester
M20 2XD

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.



Spire Manchester Hospital
Renewable E
Engineering
Bus Station
Shelter
LB
32.5m
El Sub Sta
Oaker Place
BARLOW MOOR ROAD
OAKER AVENUE
ROWSLEY AVENUE
WINSTER AVENUE
Church
Richmond Gardens
30.4m
DARLEY AVENUE
Darley House
CR

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