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 Hassan Naqvi
Alphan Design & Build
176 Burnage Lane
Manchester
M19 1EF

Date of Application
25 July 2019

Application No.
124328/LP/2019

The Manchester City Council hereby certify that on 25 July 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:

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, planning statement and floor plans, received by the City Council as Local Planning Authority on 25th July 2019, 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: 12 September 2019

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 Proposed Lawful Development for Use of premises as a Residential Care Home within the C3 use class (C3b).

Second Schedule

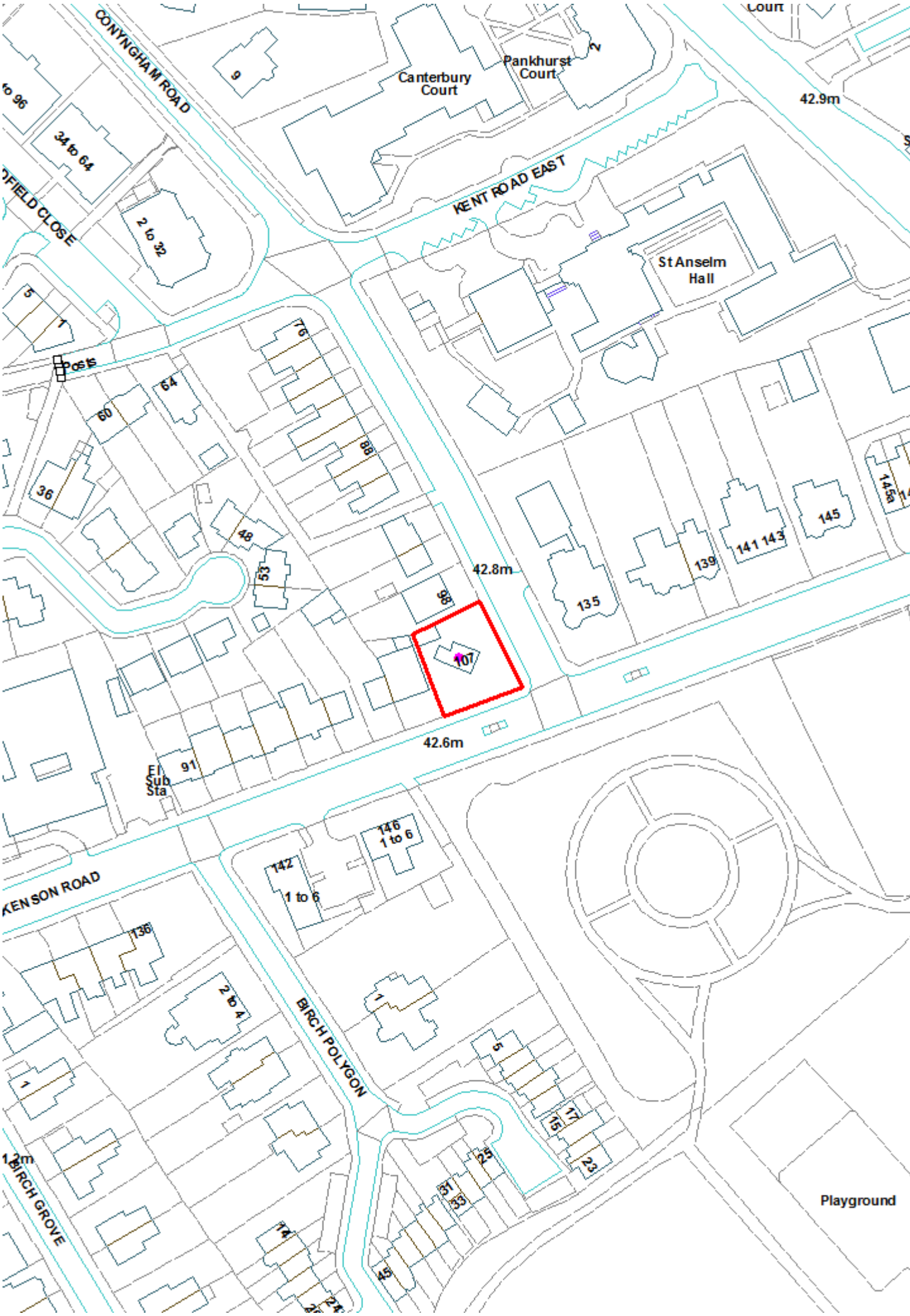
107 Dickenson Road
Manchester
M14 5AZ

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.


CONYNGHAM ROAD
Canterbury Court
Pankhurst Court
42.9m
KENT ROAD EAST
St Anselm Hall
FIELD CLOSE
34 to 64
2 to 32
Posts
76
64
60
68
36
48
53
42.8m
88
107
135
139
141 143
145
145a
42.6m
El Sub Sta
91
146
1 to 6
142
1 to 6
KENSON ROAD
136
2 to 4
BIRCH POLYGON
BIRCH GROVE
Playground

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