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

Certificate of Lawful Use or Development

Adrian Rose
Rose Consulting
16 Rhodesia Avenue
Halifax
HX3 0PB

Date of Application
29 April 2019

Application No.
123190/LP/2019

The Manchester City Council hereby certify that on 29 April 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 plan, received by the City Council as Local Planning Authority on 1 April 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: 29 May 2019

Signed: 

Julie Roscoe
Head 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 Development for proposed use of property as residential dwelling house with care (Use C3b)

Second Schedule

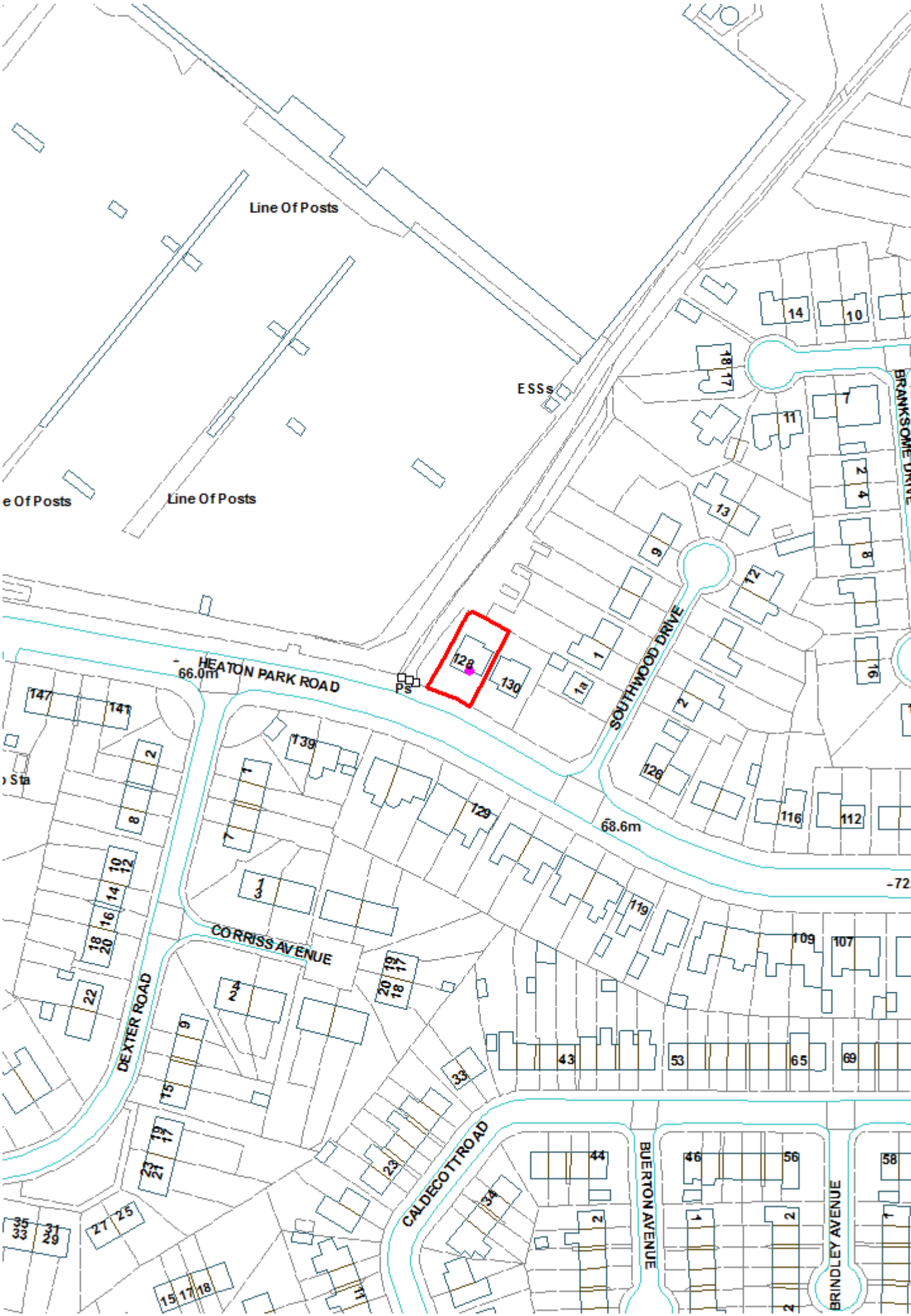
128 Heaton Park Road
Manchester
M9 0QQ

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.



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DEXTER ROAD
CALDECOTT ROAD
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BRINDLEY AVENUE

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