MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 192)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Refusal of Certificate of Lawful Use or Development

Applicant
Dr Faria Khan
Tulip Mental Health and Community Care Limited
Suite 2
Parkway
5 Parkway Business Centre
300 Princess Road
Manchester
M14 7HR

Agent
Mr Carl Pixton
Bolster Group Limited
40 Newsham Gardens
Preston
PR4 2EY

Date of Application
3 June 2025

Application No.
142964/LP/2025

First Schedule

Use of a dwellinghouse (Class C3(a)) to provide residential care accommodation (Use Class C3(b)) for a maximum of two children and up to four carers.

Second Schedule

9 Victory Street
Manchester
M14 5AE

Manchester City Council are not satisfied that on 3 June 2025 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) The dwellinghouse known as 9 Victory Street, Manchester, M14 5AE was approved under planning permission reference 130987/FO/2021, as part of a development of seven houses and Condition 11 of the approval prohibits the use of the property for any purpose other than a use in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Planning permission is therefore required to change from Class C3(a) to any other part of Class C3.

Date: 25 July 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

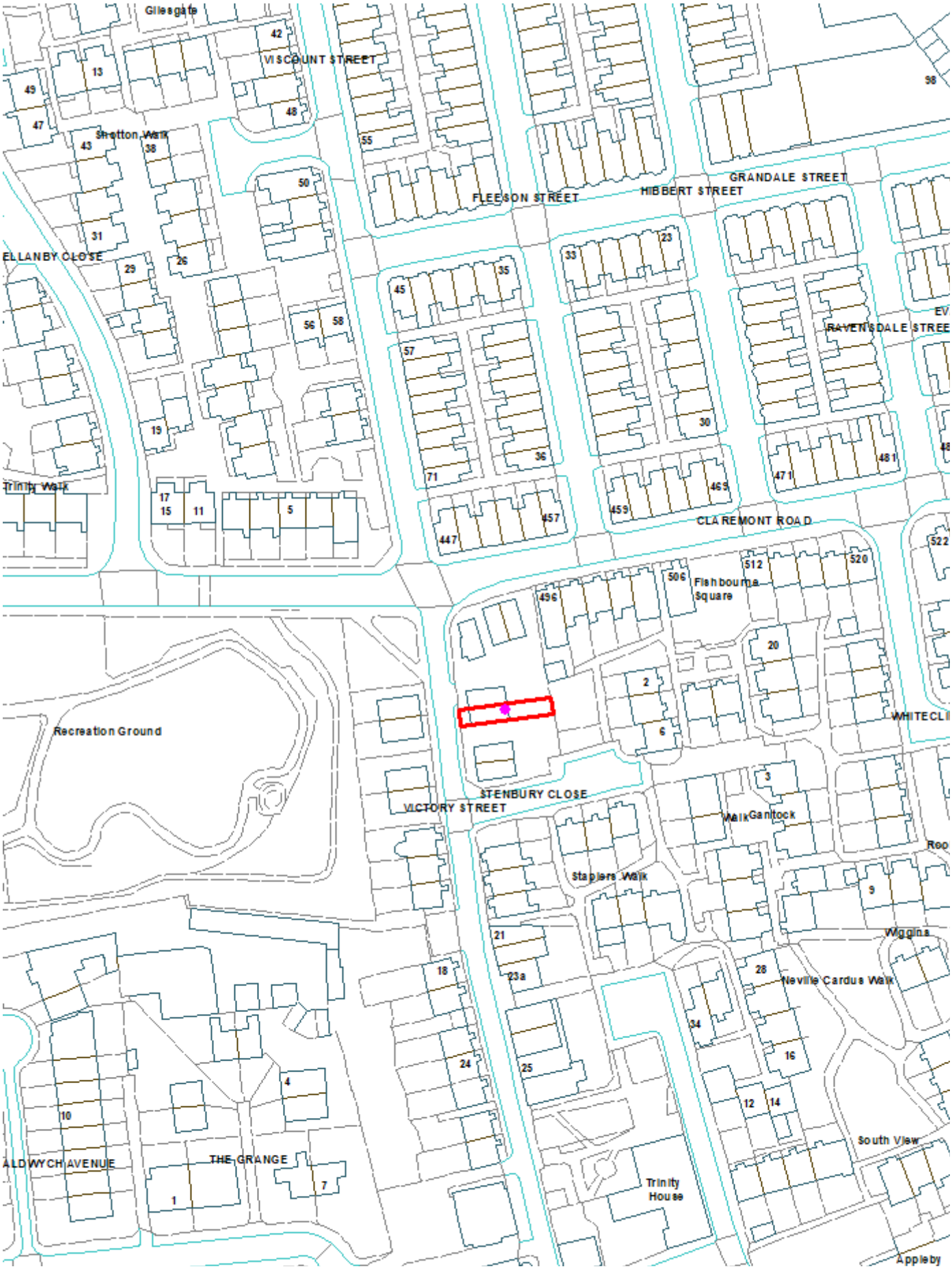
1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).

2. There is no deadline for submitting your appeal. The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Gov.uk website – www.gov.uk/planning-inspectorate.

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original application form and any supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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