MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 191)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of Certificate of Lawful Use or Development

Applicant
Mr Andriy Pidopryhora
ANRO Properties Ltd
C/o Agent

Agent
Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Date of Application
1 August 2025

Application No.
143627/LE/2025

First Schedule

Use of lower ground floor and second floor as two separate self-contained flats (Use Class C3)

Second Schedule

553 Barlow Moor Road
Manchester
M21 8AN

Manchester City Council hereby certify that on 1 August 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) From the evidence available, and with reference to the relevant planning legislation, Manchester City Council is satisfied that the use of lower ground floor and second floor as two separate self-contained flats (Use Class C3), began more than four years before the date of this application and is therefore lawful.

Date: 25 September 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

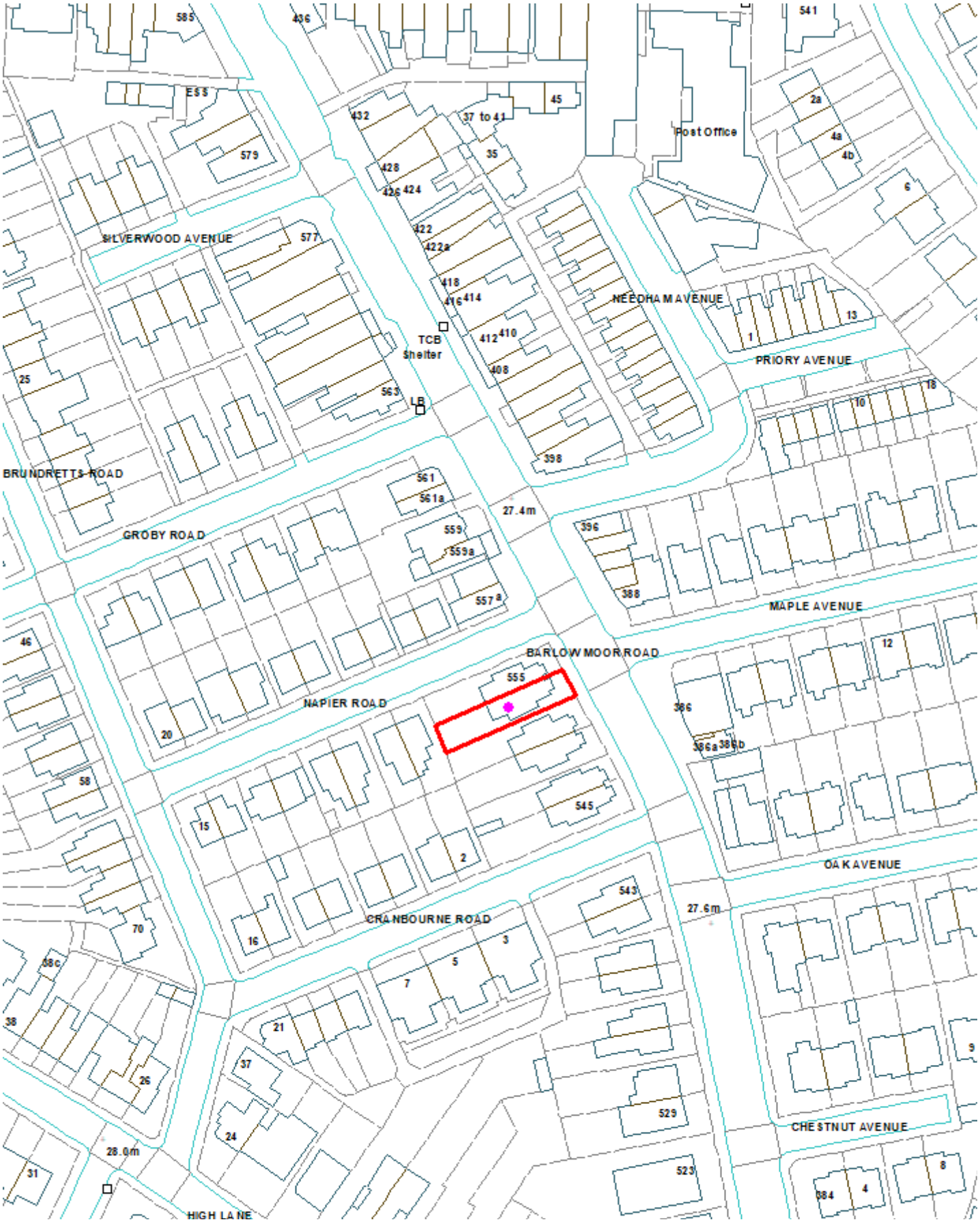
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use/operations specified in the First Schedule, taking place on the land described in the Second Schedule, was lawful on the specified date and would not have been liable to enforcement action under Section 172 of the Act on that date.

3. This certificate is issued solely to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.



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