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)

Grant of Certificate of Lawful Use or Development

Applicant
Mr Zac Nabi
480 Cheetham Hill Road
Manchester
Manchester
M8 9JW

Agent
Mr Oliver Meads
Meads Architecture
67 Green Lane
Buxton
SK17 9DJ

Date of Application
1 September 2025

Application No.
143719/LP/2025

First Schedule

Use of existing unit as a restaurant with commercial kitchen and internal dining facilities (Use Class E(b))

Second Schedule

486 Cheetham Hill Road
Manchester
M8 9JW

Manchester City Council hereby certify that on 1 September 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 applicant has demonstrated that the proposed use as a restaurant falls within Class E(b) - For the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises As the change is within the same use class as the existing Class E use, it is excluded from the definition of development.

Date: 27 October 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

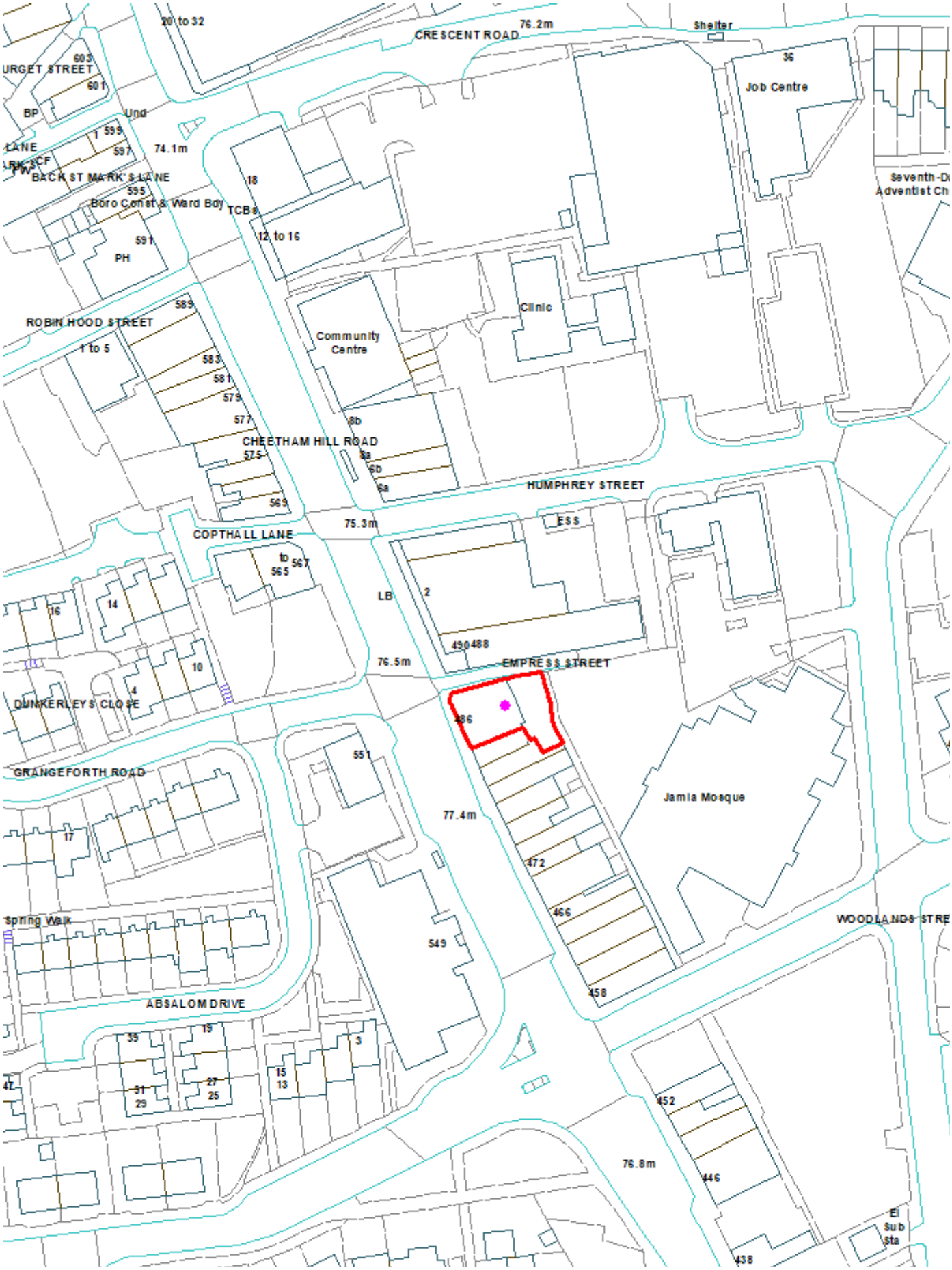
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).

2. 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.

3. 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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