

**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

Barclay House Manchester
Newco (Barclay House Manchester)
Limited
Suite S57 Cheadle Place
Stockport Road
SK8 2JX

Agent

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
M33 7RE

Date of Application

3 June 2025

Application No.

143105/LE/2025

First Schedule

Excavation work to form the boundary wall foundation adjacent to 35b Whitworth Street West and running parallel to Whitworth Street West.

Second Schedule

Barclay House
35 Whitworth Street West
Manchester
M1 5NG

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

1) That those works constitute a material operation as set out under section 56(2) of the Town and Country Planning Act 1990 (as amended) and are comprised in the development permitted under planning permission reference 128804/FO/2020 and 133770/JO/2022.

Date: 5 August 2025

Signed:

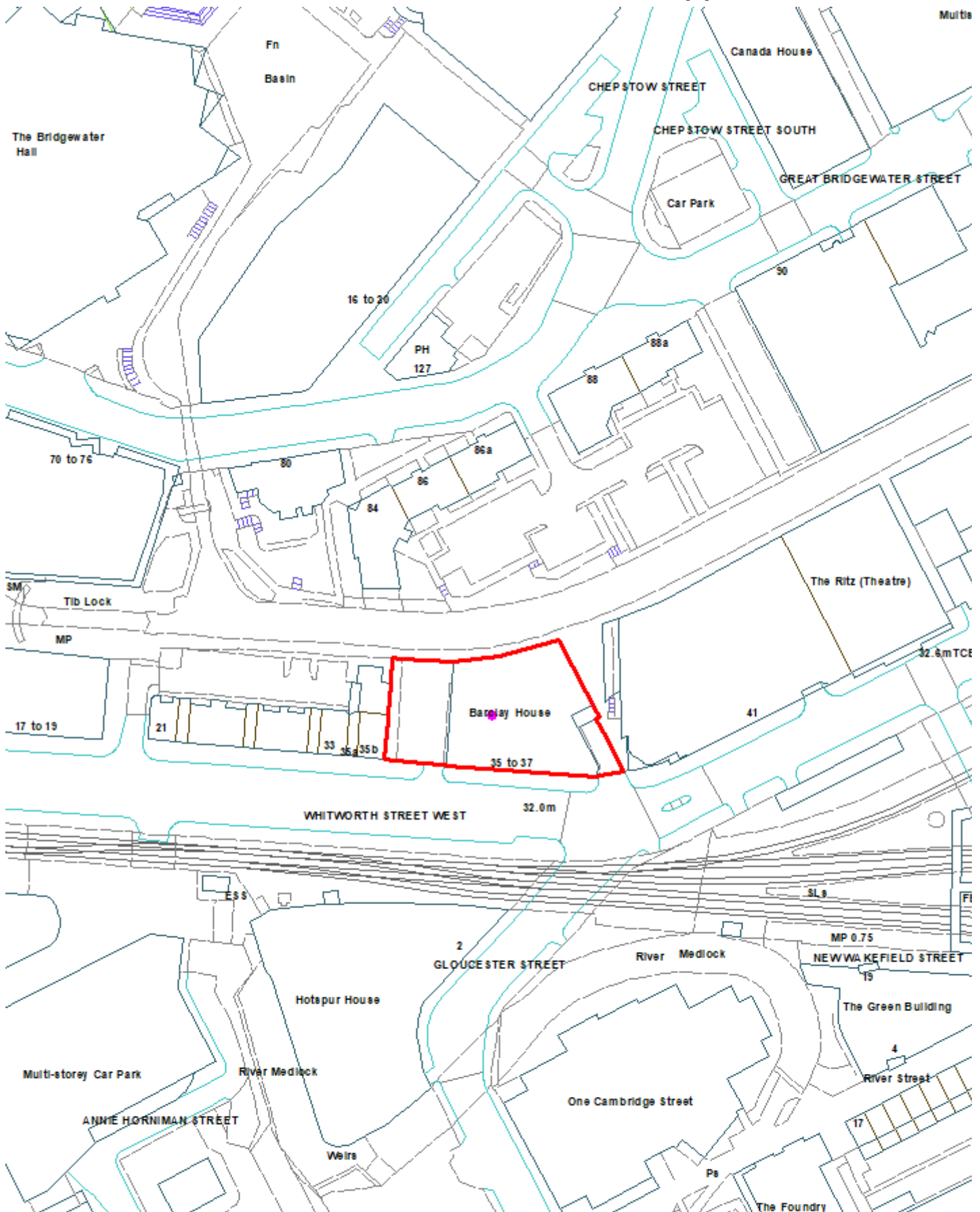


Julie Roscoe
Director of Planning, Building Control & Licensing

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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