

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

Rise Up One Ltd
35 Melland Road
Manchester
M18 7QA

Agent

Mr Saghir Hussain
Create It Studio Architects
3 Stevenson Square
Manchester
M1 1DN

Date of Application

25 July 2025

Application No.

143489/LP/2025

First Schedule

Use of the property for up to two residents living together with care provided (Class C3(b))

Second Schedule

35 Melland Road
Manchester
M18 7QA

Manchester City Council hereby certify that on 25 July 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 existing use of the property falls within Class C3(a) (Dwellinghouses) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The proposed use of the property, for occupation by two residents living together as a single household and receiving care, would fall within Class C3(b) of the Order.

Therefore, as the proposed use would fall within the same class, this would not amount to 'development' as set out in Section 55(2)(f) of the Town and Country Planning Act 1990.

Date: 18 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 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.

