

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 Vincent Cawley
Oakfield Psychological Services
10 Ambassador Place
Altrincham
WA15 8DB

Date of Application

19 March 2025

Application No.

142001/LE/2025

First Schedule

Use of property as a children's home for up to two children with carer accommodation (Use Class C2).

Second Schedule

23 Wellfield Road
Manchester
M23 1BG

Manchester City Council hereby certify that on 19 March 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) The change of use of the property from a dwellinghouse (Use Class C3) to a children's home for up to two children with carer accommodation (Use Class C2) was not development consisting of a material change of use, as set out in Section 55 of the Act, and therefore did not require planning permission, and there has not been a change of use requiring planning permission in the last 10 years.

Date: 27 June 2025

Signed:

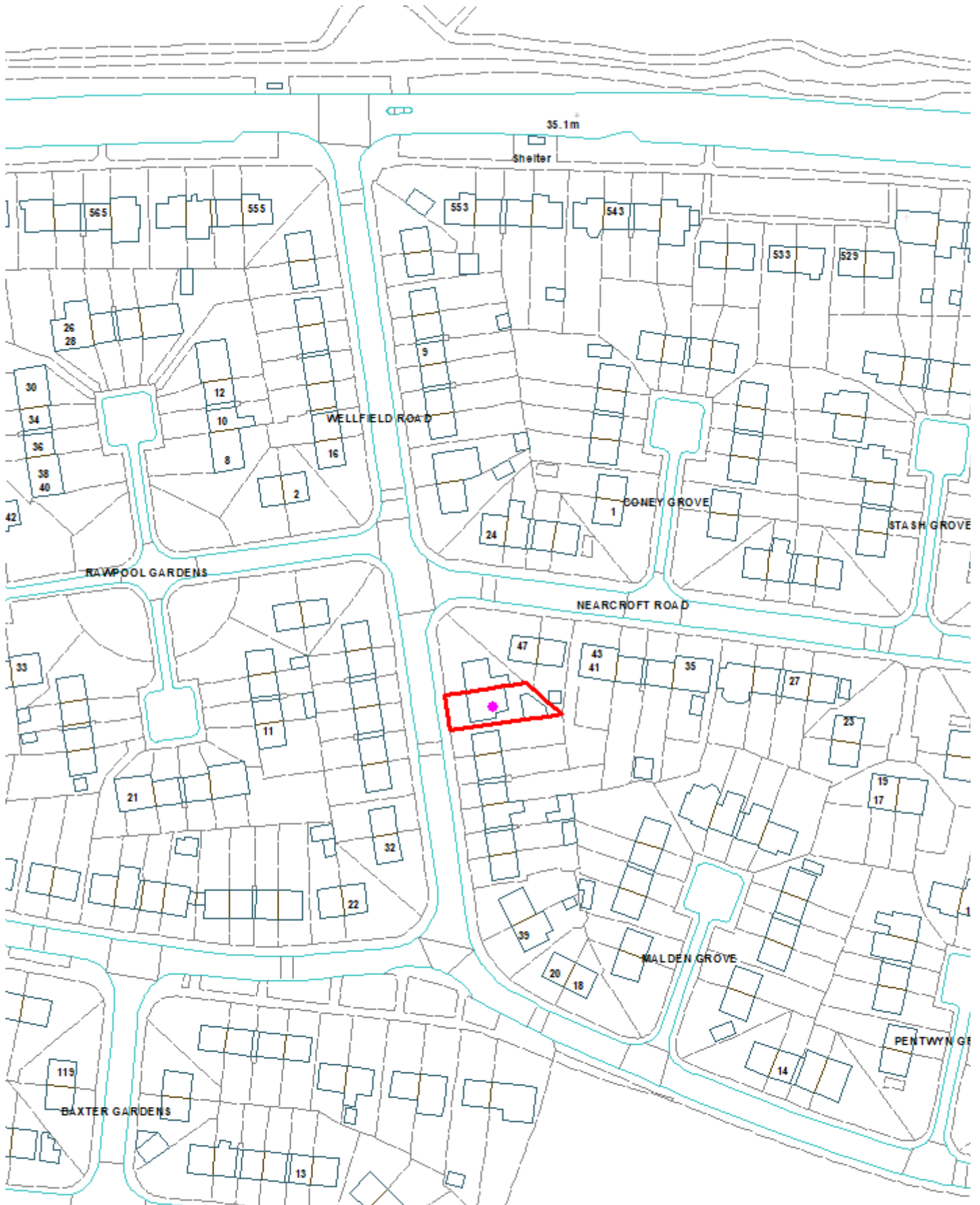


Julie Roscoe
Director of Planning, Building Control & Licensing

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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