

**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 Jawad Amin
Dar Holdings NW Ltd
404 Cheetham Hill Road
Manchester
M8 9LE

Agent

Mr Tanveer Mohammed
TMA
46A Greenpark Road
Manchester
M22 4DR

Date of Application

7 April 2025

Application No.

142417/LP/2025

First Schedule

Use of ground floor as Restaurant (Use Class E(b)) and first floor as Offices (Use Class E(g)(i)).

Second Schedule

488 - 490 Cheetham Hill Road
Manchester
M8 9JP

Manchester City Council hereby certify that on 7 April 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 existing property is in use as a Class E(a) as prescribed by the Town and Country Planning (Use Classes) Order 1987 (as amended), and the proposed use falls in 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 and Class E(g)(i) office. As the change is within the same use class, it is excluded from the definition of development.

Informatives

This certificate does not grant permission or infer any lawful development for any external physical alterations to the property, such as the installation of a new shopfront or the creation of additional openings for windows or doors etc. Such works constitute "development" as defined under Section 55 of the Town and Country Planning Act 1990 and would require separate planning permission.