

Consultation list for appeal APP/B4215/X/25/3358975
Appeal at 80 Monica Grove, Manchester, M19 2BW

Councillor Bev Craig, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Azra Ali, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Murtaza Iqbal, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

1 Austin Grove, Manchester, M19 2BH

82 Monica Grove, Manchester, M19 2BW

Flat 21, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 20, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 19, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 18, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 17, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 16, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 15, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 14, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 13, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 12, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 11, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 10, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 9, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 8, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 7, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 6, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 5, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 4, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 3, Apex House, 266 Moseley Road, Manchester, M19 2ZH

Flat 1, Apex House, 266 Moseley Road, Manchester, M19 2ZH

78 Monica Grove, Manchester, M19 2BW



The Owner/Occupier

Date: 3 March 2025

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 141324/LE/2024

Planning Inspectorate reference: APP/B4215/X/25/3358975

Appellant's name: Mr Tanzeel Rehman

Development: Use of property as a house of multiple occupancy (use class C4).

Location: 80 Monica Grove, Manchester, M19 2BW

Appeal start date: 28 February 2025

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to a certificate of lawfulness for the above-mentioned development. The reasons for refusing the certificate were as follows:

- 1) The applicant has failed to demonstrate that the land/building has been occupied as a small-scale house in multiple occupation within Class C4 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), for a continual 10-year period up to the date of the application.

The appeal is to be decided on the basis of an exchange of written statements by the parties under the procedure set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments or withdraw your comments, you must do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/>.

Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **11 April 2025**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Robert Tyrer using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing