

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 Ethan Krell
Helpful Investments Ltd
31 Bridge Street
Aberystwyth
Ceredigion
SY23 1QB

Agent

Mr James Stannard
JS Planning Services
9 Ash Grove
Chinley
SK23 6BQ

Date of Application

20 December 2024

Application No.

141793/LP/2024

First Schedule

Proposed use of existing 2no. bedroom dwellinghouse (C3 Use) as Children's Care Home for 1no. child (single occupancy) (C2 Use)

Second Schedule

58 Attleboro Road
Manchester
M40 5EN

Manchester City Council hereby certify that on 20 December 2024 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) Whilst falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), the proposed use of the dwellinghouse as a children's care home for one child, with staff working on a rota basis, would not represent a material change from the existing use as a Class C3 dwellinghouse. As such the change would not amount to development as set out in Section 55 of the 1990 Act.

Date: 10 February 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.

