MANCHESTER CITY COUNCIL

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
Shah Ali
Aspire Children Services Limited
63-66 Hatton Garden
London
EC1N 8LE

Agent
Adrian Rose
Rose Consulting
16 Rhodesia Avenue
Halifax
HX3 0PB

Date of Application
5 September 2024

Application No.
140933/LP/2024

First Schedule

Use of a C3a dwelling as a children's home for a maximum of three children, with up to three carers, two of whom will sleep overnight, working on a rota basis (C2).

Second Schedule

11 Petersfield Drive
Manchester
M23 9PS

Manchester City Council hereby certify that on 5 September 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) The proposed use for occupation as a children's home for a maximum of three children, with up to three carers during the day and a maximum of 2 carers during the night working on a rota basis, is defined as Use Class C2 by the Town and Country Planning (Use Classes) Order 1987 (as amended). The use of the property as proposed would not be materially different to the established preceding use and would not result in development requiring planning permission.

Date: 8 November 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

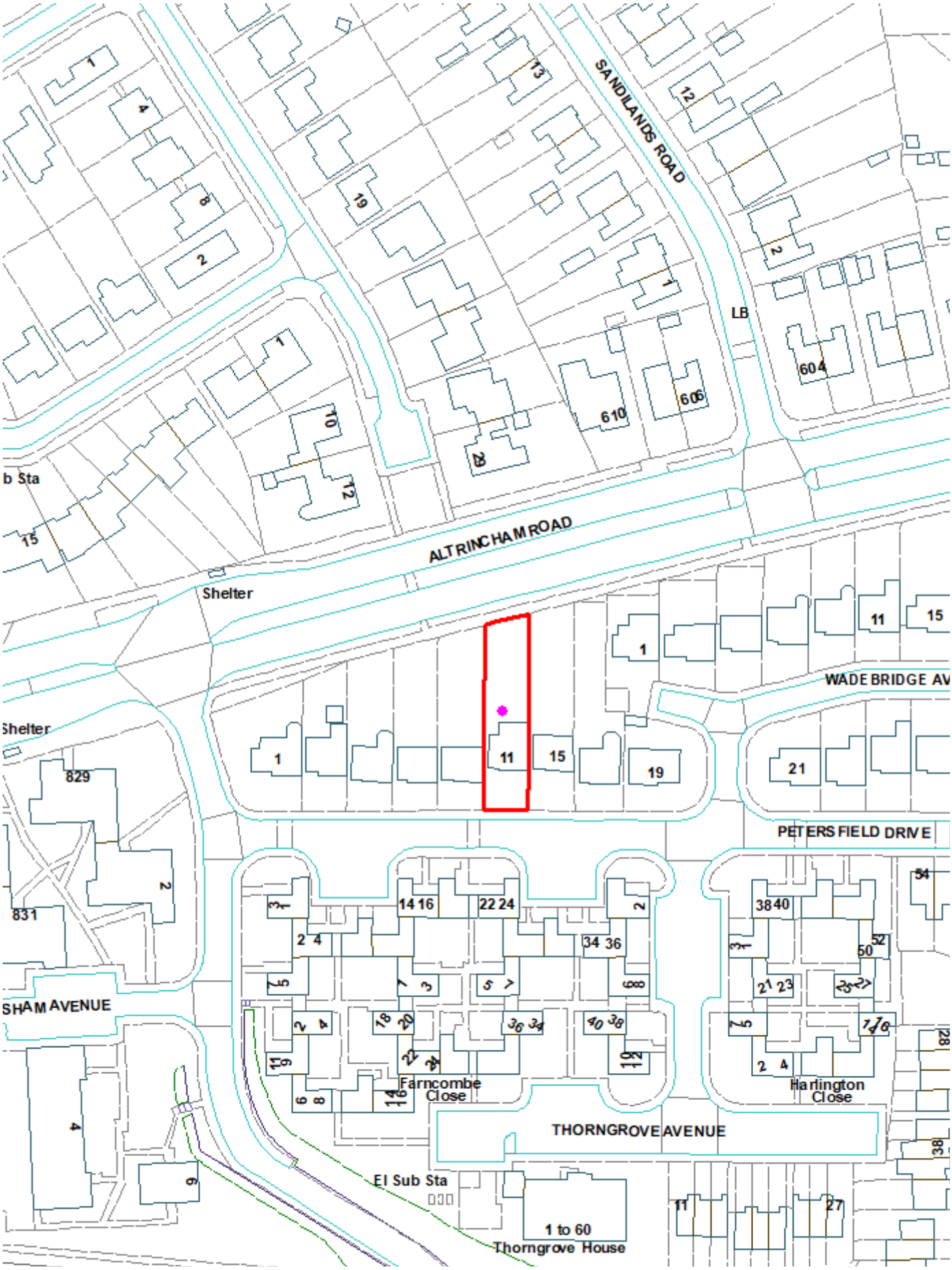
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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.



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