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
Miriam Bennett & Michael Chu
6 Redwing Avenue
Chorlton-cum-Hardy
Manchester
M21 7JS

Agent
Mr Kieran Hibbs
kieranhibbsarchitecture
27 Pioneer Road
Macclesfield
SK11 7ZB

Date of Application
8 July 2024

Application No.
140454/LP/2024

First Schedule

Amalgamation of two dwellinghouse into a single dwellinghouse

Second Schedule

4 & 6 Redwing Avenue
Manchester
M21 7JS

Manchester City Council hereby certify that on 8 July 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 amalgamation of 4 and 6 Redwing Avenue, Manchester, M21 7JS to a single dwellinghouse does not amount to either a material change of use or operational development as defined by section 55 of the Town and Country Planning Act 1990.

Date: 20 September 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

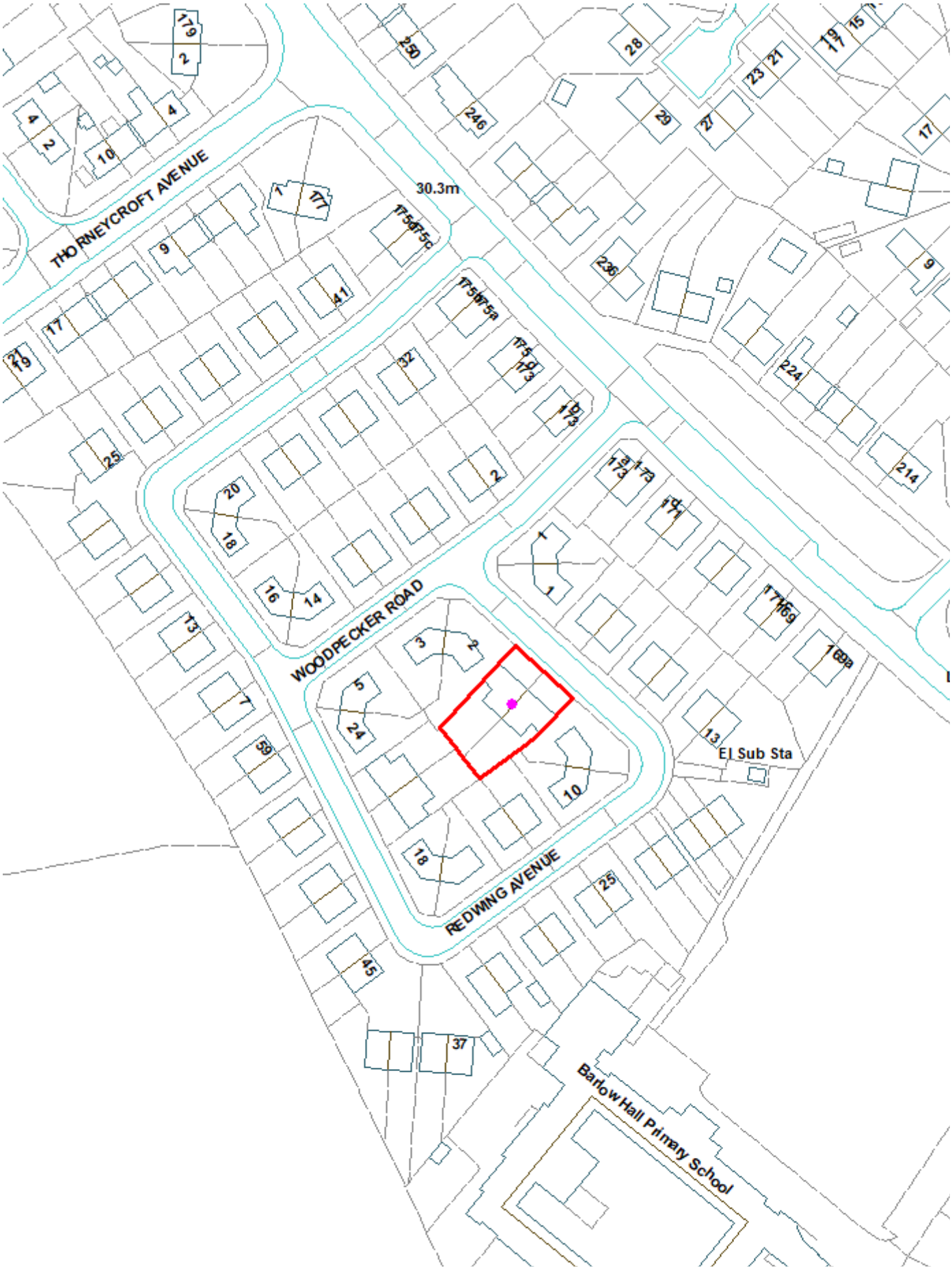
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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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