

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 Aetizaz Ahsan
Aetizaz Ahsan
1 Neenton Square
Manchester
M12 5PT

Date of Application

22 July 2024

Application No.

140316/LP/2024

First Schedule

Use of part of dwellinghouse for ancillary homeworking in connection with single private hire operator.

Second Schedule

1 Neenton Square
Manchester
M12 5PT

Manchester City Council hereby certify that on 22 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 use of part of a dwellinghouse for business purposes and by a single private hire operator with one vehicle, owned and driven by the property owner, with no additional staff or visiting members of the public and all bookings taken online or by telephone, does not change the overall character of the property's use as a single private dwelling, and would not therefore constitute development as defined in Section 55 of the Town and Country Planning Act 1990 (as amended).

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.

