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**
Mrs Adele Ion
Manchester City Council
20 Ridgewood Avenue
Manchester
M40 8GF

**Date of Application**
24 July 2024

**Application No.**
140441/LP/2024

**First Schedule**

Use of a dwellinghouse (Class C3) as children's care home (Class C2) for 1 child, with a maximum of 3 to 4 carers during the day and a maximum of 2 carers during the night working on a rota basis.

**Second Schedule**

20 Ridgewood Avenue
Manchester
M40 8GF

Manchester City Council hereby certify that on 24 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 use for occupation as a children's home for 1 child, with a maximum of 3 to 4 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: 20 September 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

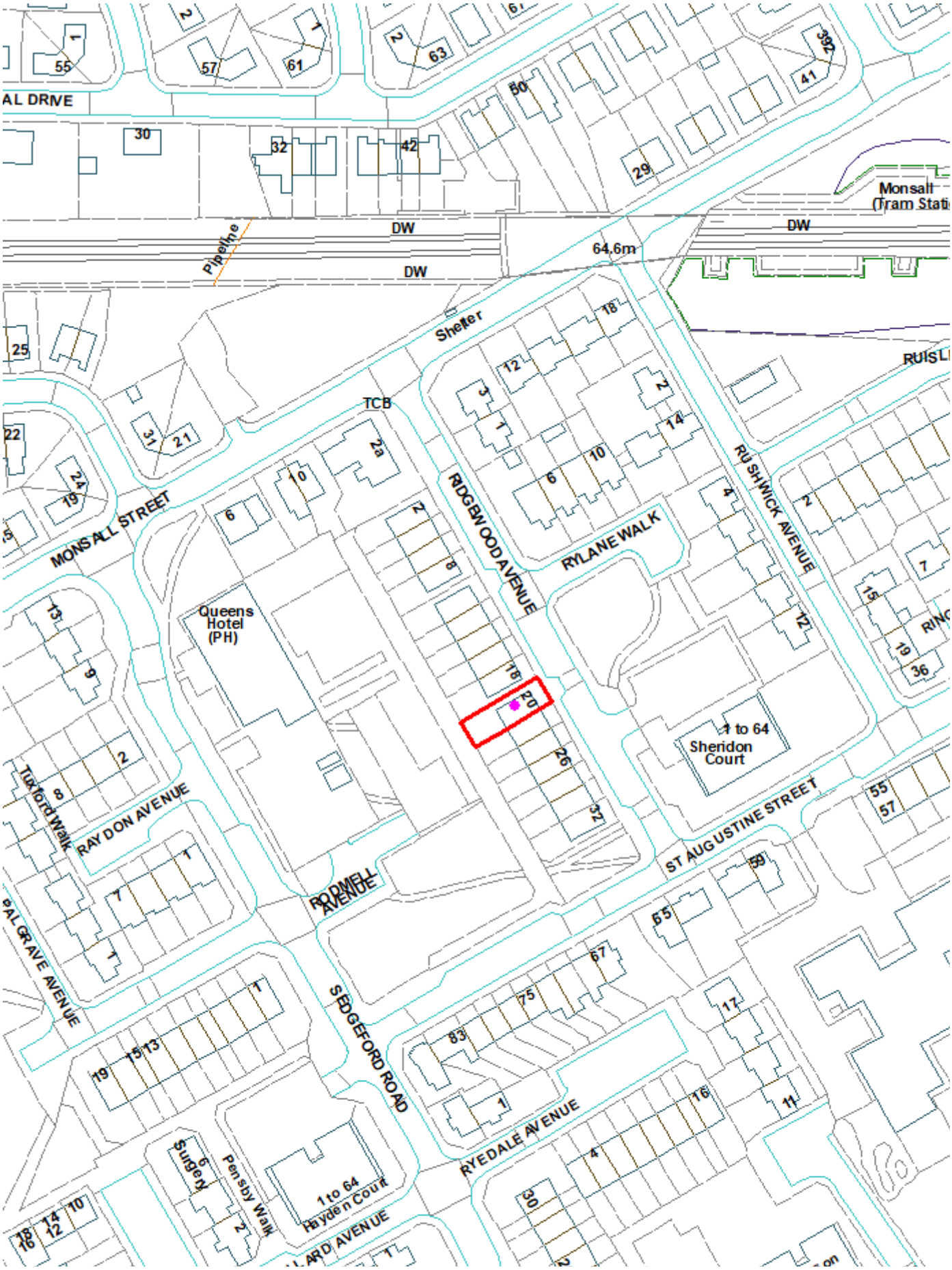
**Notes to applicant**

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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