MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 191)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of Certificate of Lawful Use or Development

Applicant
Mr Bux
Trustees of the Rhodi Charitable Trust
Rhodi House
1 Fishwick Park
Mercer Street
Preston
PR1 4LZ

Agent
Mr Andy Brook
Code L6 Architecture Ltd
31 Halifax Road
Brighouse
HD6 2AA

Date of Application
14 December 2023

Application No.
138833/LE/2023

First Schedule

Conversion of single dwellinghouse to 3 self contained flats.

Second Schedule

8 Pine Grove
Manchester
M14 5QG

Manchester City Council hereby certify that on 14 December 2023 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) From the evidence available, and with reference to the relevant planning legislation, Manchester City Council is satisfied that the use of the property as 3no. self-contained flats is lawful by reason of the said use having been in existence for a period of 4 years up to the date of this application.

Date: 8 February 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

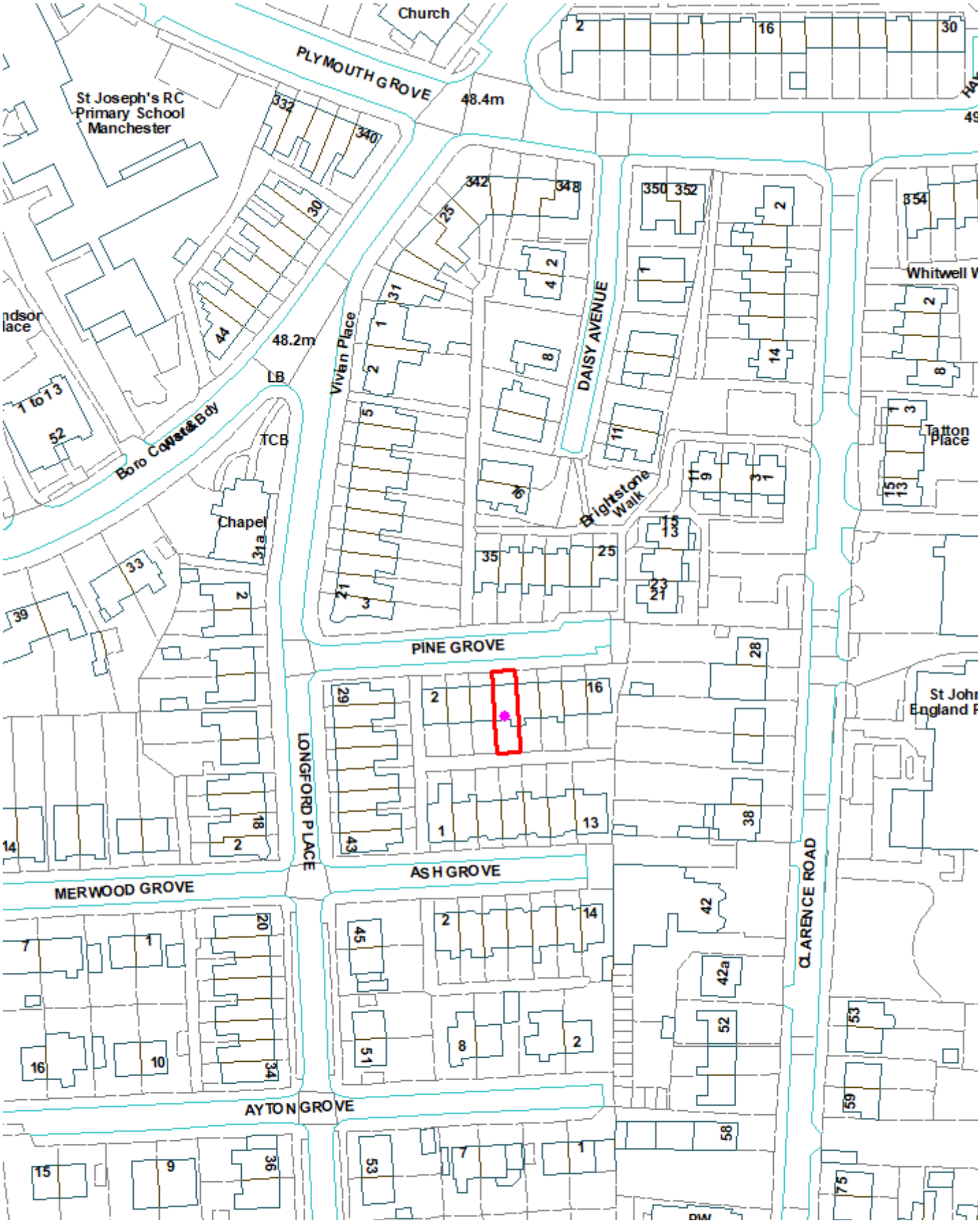
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use/operations specified in the First Schedule, taking place on the land described in the Second Schedule, was lawful on the specified date and would not have been liable to enforcement action under Section 172 of the Act on that date.

3. 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.



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