

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

Attyia Shah
Regent House Care Ltd
183-189 The Vale Acton
London
W3 7RW

Agent

Plande - Planning Consultants
c/o Applicant
Regent House Care Ltd
183-189 The Vale Acton
London
W3 7RW

Date of Application

6 February 2024

Application No.

139199/LP/2024

First Schedule

Use of a dwellinghouse (Use Class C3) as a children's home for a maximum of 1 resident, with up to two carers residing at the property at any one time (Use Class C2)

Second Schedule

9 Seddon Street
Manchester
M12 4GP

Manchester City Council hereby certify that on 6 February 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) Grant on the basis that the proposed use of 9 Seddon Street, Manchester, M12 4GP, as detailed on the submitted application form, documents and drawings, for occupation as a children's home for a maximum of 1 resident, with up to two carers residing at the property at any one time, is defined as Use Class C2 by the Town and Country Planning (Use Classes) Order 1987 (as amended). As such, 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: 2 April 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.

