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
Wakmoor (Assets) Limited
Unit 9 Dalton House
60 Windsor Avenue
London
SW19 2RR

Agent
Mr Paul Chandler-King
Iceni Projects
WeWork Dalton Place
29 John Dalton Street
Manchester
M2 6FW

Date of Application
1 September 2023

Application No.
137965/LE/2023

First Schedule

Use of the property as a 8 bed House in Multiple Occupation (Sui Generis)

Second Schedule

72 Ruskin Avenue
Manchester
M14 4DG

Manchester City Council hereby certify that on 1 September 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 is lawful by reason of the said use having been in existence for a period of 10 years up to the date of this application.

Date: 7 November 2023

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

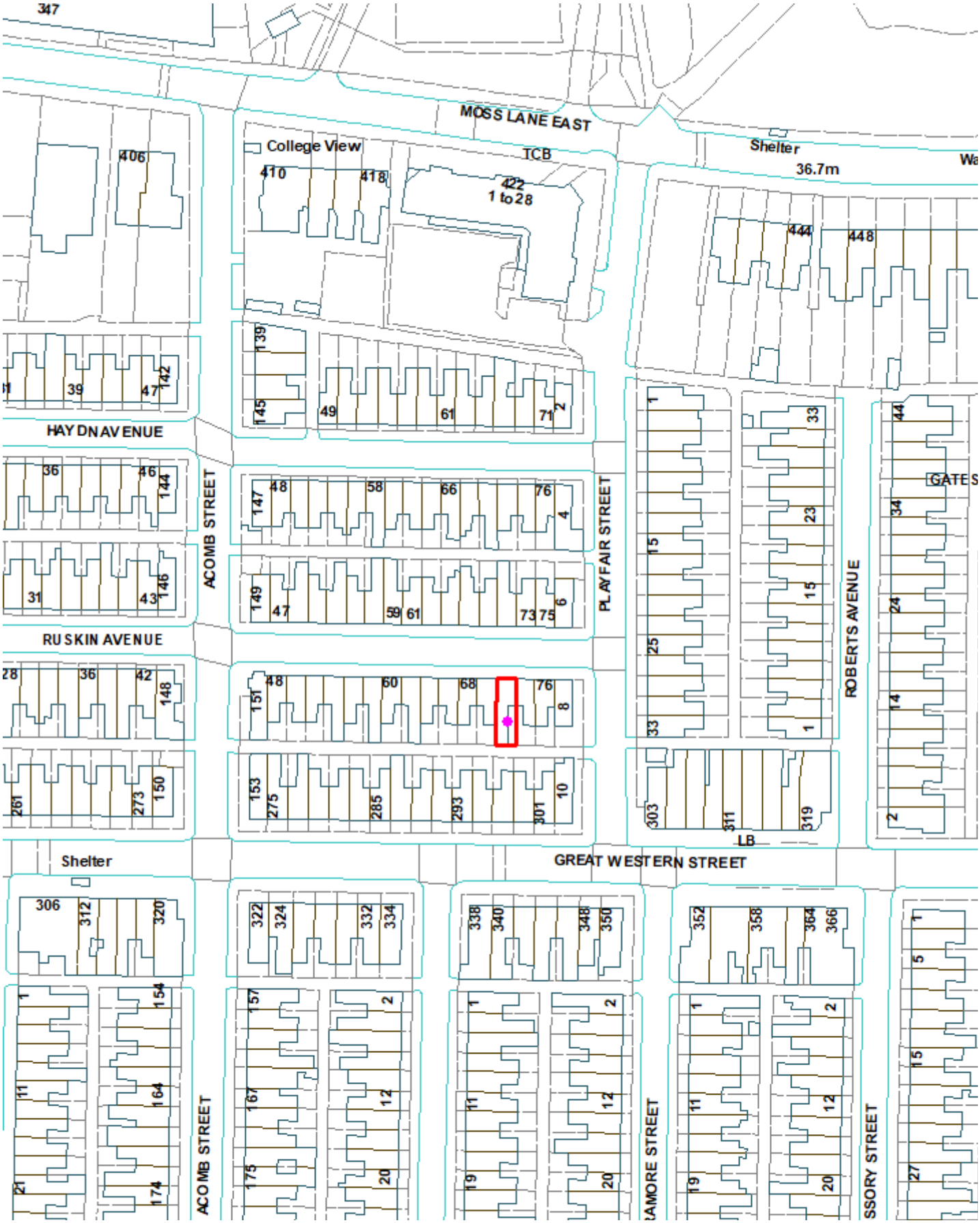
Notes to applicant

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.

MANCHESTER CITY COUNCIL



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