

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

Tesla M Finnegan
C/o Agent

Agent

Andy Darby
ELG Planning Darlington
55 Coniscliffe Road
Darlington
DL3 7EH

Date of Application

21 April 2023

Application No.

136667/LP/2023

First Schedule

Use of property and site as a car servicing centre and car showroom with ancillary offices (sui generis)

Second Schedule

Mercedes Benz
Rowsley Street
Manchester
M11 3RR

Manchester City Council hereby certify that on 21 April 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) GRANT on the basis that the existing property is in use as a car servicing centre and car showroom with ancillary offices sui generis use as prescribed by the Town and Country Planning (Use Classes) Order 1987 (England) (as amended) and the proposed use, as detailed within the submitted application form and supporting information, indicates the proposed use a car servicing centre and car showroom with ancillary offices sui generis use. As such the proposed use is not materially different to the previous use of the building and site and planning permission would not be required.

Date: 21 June 2023

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

136667/LP/2023

Page 1 of 3

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.

