

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

Red Engine
201 Ground Floor Deansgate
Manchester
Manchester
M3 3NW

Agent

Bidwells
Seacourt Tower
West Way
Oxford
OX2 2JJ

Date of Application

20 February 2023

Application No.

136317/LP/2023

First Schedule

Proposed use of the premises as an indoor leisure use with associated food and drink provision (Class E (b) and (d))

Second Schedule

201 Ground Floor
Deansgate
Manchester
M3 3NW

Manchester City Council hereby certify that on 20 February 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 Class E (a) as prescribed by the Town and Country Planning (Use Classes) Order 1987 (as amended) and the proposed use, as detailed within the submitted application form and supporting information, indicates the use as being for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises as defined within Class E (b) and for indoor sport, recreation or fitness as defined within Class E (d) of the same order. As the change is within the same use class, it is excluded from the definition of development.

Date: 18 April 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 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.

