

**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

Sarah Tattersall
Calico Homes
C/o Agent

Agent

Catherine Thomas
Smith & Love Planning Consultants
Rational House
32 Winckley Square
Preston
PR1 3JJ

Date of Application

30 August 2022

Application No.

134814/LE/2022

First Schedule

Use of the property as a single dwellinghouse with care provision (Class 3b)

Second Schedule

48 Monica Grove
Manchester
M19 2BN

Manchester City Council hereby certify that on 30 August 2022 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) Grant on the basis that the proposed occupation of 48 Monica Grove, Manchester, M19 2BN as detailed on the submitted application form, documents and drawings constitutes a Class C3(b) use for occupation by up to six people living together as a single household where care is provided for residents defined by Town and Country Planning (Use Classes) Order 1987 (as amended), or as defined in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Date: 7 November 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

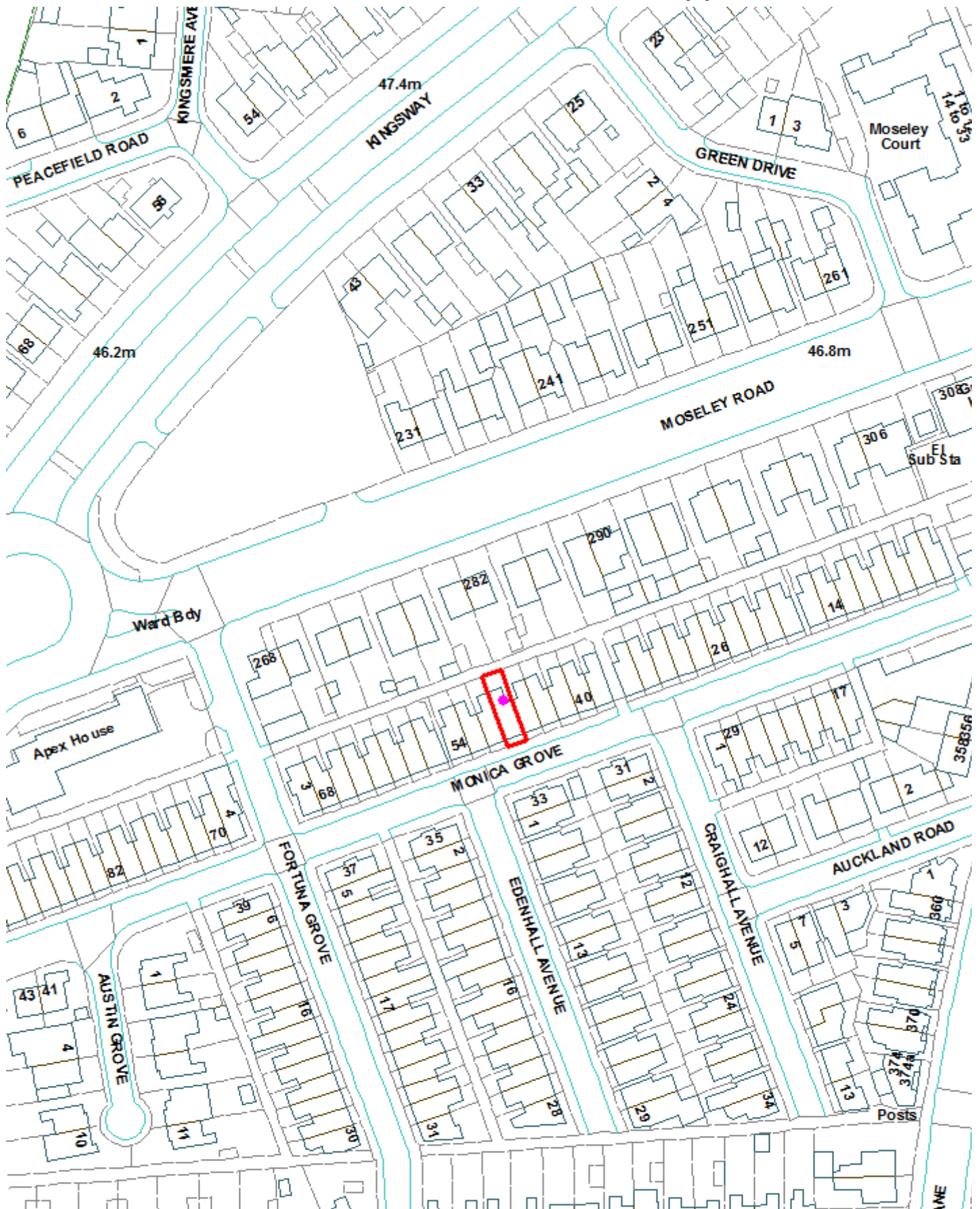
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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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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