



**MANCHESTER  
CITY COUNCIL**

**Planning**

Carl Glennon  
Telephone 0161 234 4530  
carl.glennon@manchester.gov.uk

PO Box 532 Town Hall  
Manchester M60 2LA

Louise Stedman- Bryce  
Inkfish  
Intergen House  
65-67 Western Road  
Hove  
BN3 2JQ

(Also sent by email [louise@inkfishcapital.co.uk](mailto:louise@inkfishcapital.co.uk) & [marina@inkfishcapital.co.uk](mailto:marina@inkfishcapital.co.uk) )

Date: 8 June 2022

Dear Louise Stedman- Bryce,

**Proposed Class C3 (b) use at 21 Tannery Way Manchester M18 8LH.**

Thank you for your email of 25 May 2022 relating to the above

Your enquiry relates to 21 Tannery Way, Manchester, which appears to have been continually used as a Class C3 dwellinghouse. Please advise if this is not the case

The submitted information indicates that up to three residents would be supported by on-site by two members of staff carers, in a proposed living arrangement that seeks to accord with Class C3 (B) occupation (that allows no more than 6 people to live together with care provided). In order to be considered as a Class C3 ( B ) use, 24-hour on-site support would need to be provided

There is nothing to suggest within your submission that the potential residents would have disabilities or medical conditions that would prevent them from living as a single household and undertaking self-care, i.e., a requirement for Class C3 (B) occupation

For clarity, If the above criteria are met, the proposed Class C3 (B) would be permitted under the Town and Country Planning Uses Classes Order 1987 (as amended)

You may wish to consider the submission of an application for a certificate of proposed lawful development that would seek formal confirmation that the proposed use is permitted. Details of how to submit this form of application can be found via the Planning pages of the Council website.

[https://www.manchester.gov.uk/info/200074/planning/5865/planning\\_permission/2](https://www.manchester.gov.uk/info/200074/planning/5865/planning_permission/2)

Please advise if a significant element of care would be provided as this may lead to the formation of a Class C2 use that would require planning permission

The above advice is given on the basis of the information available to the City Council at this time. This advice may be subject to alteration as a result of consultation or if further information is brought to the attention of the City Council, which materially affects the consideration of this matter.

I hope that the above is helpful

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sue Wills', written in a cursive style.

Sue Wills  
Principal Planner  
Development Management North  
Planning, Building Control & Licensing