

TOWN & COUNTRY PLANNING ACT 1990
(As Amended)

APPEAL UNDER SECTION 191



Statement of Case

Appeal by: Mr Masoud Abdo

Site at: 56 Beverly Road, Manchester, M14 6TG

Planning Inspectorate Reference: APP/B4215/X/26/3377430

Planning Application Reference: 144138/LE/2025

Date: 8 April 2026

1. INTRODUCTION AND BACKGROUND

- 1.1 Application site relates to a two-storey semi-detached property in the Withington Ward area of Manchester. The property has an attached garage to the side and single storey rear extension. The property features gable fronted bay windows with an enclosed recessed porch.

2. PLANNING HISTORY

- 2.1. There have been two previous planning applications at this address, a summary of the applications is provided in the table below:

Application Reference	Details
138929/FH/2023	Planning permission was granted on the 23 February 2024 to allow the erection of a two-storey side extension.
069830/FH/2003/S1	Planning permission was granted on the 26 November 2003 to allow the erection of a single storey part side/part rear extension to form garage and additional living accommodation.

3. DETERMINATION AND DECISION

- 3.1. Planning application reference 144178/LE/2025 was received and registered by the Council on 30 September 2025 and was supported by the following documents:

- Completed application forms with declaration dated 30 September 2025
- Documents:
 - Tenancy Agreement Dated 24/06/2015
 - Tenancy Agreement Dated 08/06/2016

- Tenancy Agreement Dated 11/06/2017
 - Tenancy Agreement Dated 12/06/2018
 - Tenancy Agreement Dated 14/06/2019
 - Tenancy Agreement Dated 17/06/2020
 - Tenancy Agreement Dated 15/06/2021
 - Tenancy Agreement Dated 18/06/2022
 - Tenancy Agreement Dated 18/12/2022
 - Tenancy Agreement Dated 17/12/2023
 - Tenancy Agreement Dated 17/06/2024
- Drawings reference:
 - A1621(01)AP002 Revision P1 - Existing Floor Plans
 - A1621(01)AP003 Revision P1 - Existing Elevations
 - A1621(01)AP001 Revision P1 - Location Plan and Existing Site Plan

3.2. The application that is subject to this appeal was given the description as *“Use of property as a house in multiple occupation (Use Class C4)”*

3.3. The application was refused by notice on 25 November 2025 and for the following reason:

“The applicant has failed to demonstrate that the use as a house of multiple occupation (Class C4) as defined by the Town and Country Planning (Use

Classes) Order 1987 (as amended), has continued for a 10-year period up to the date of the application..”

4. CONSULTATIONS, NOTIFICATION AND RESPONSES

4.1. Notification letters were sent to nearby properties:

- 54 Beverly Road, Manchester, M14 6TG
- 49 Rufus Street, Manchester, M14 6TQ
- 58 Beverly Road, Manchester, M14 6TG
- 3 Senior Avenue, Manchester, M14 6TT

4.2. Six representations were received, all in objection to the application.

Summary of representations

4.3. Four objections were received and raised the following matters:

- The previous planning permission contained a condition that restricted use to Class C3a (single dwelling), yet the property is operating as an HMO.
- Claim of 10 years' HMO use is strongly contested; property was previously occupied by an elderly couple until recently.

- Already housing multiple students (approx. 5), with plans for up to 7 bedrooms (as indicated on the drawings), increasing occupancy and associated issues.
- Loss of family homes to student accommodation, altering the residential character and driving up house prices.
- Increase antisocial behaviour, noise and waste.
- Limited parking on narrow roads; pressure on local services, GP practices are already full and impossible to find a dentist in the area.

4.4. Withington Civic Society objected to the granting of the certificate for the following reasons, raising concerns about the applicant's claim of over 10 years that the house has been used as an HMO:

- In December 2023, the applicant submitted an application for an extension under planning reference 138929/FH/2023. The application made no reference to the property operating as an HMO.
- The Civic society commented on the 2023 raising concerns that the property would become a HMO and that the changes proposed would allow for such a change.

- A condition of the approval stated that the decision was granted on the basis that the property should remain a single dwelling (Class C3a).
- A local resident reported that the property was occupied by an elderly couple until around 2022.
- The Council has been asked to check Council Tax records.

4.5. Councillors Wills and Chambers objected to the application and made the following comments:

- Residents previously raised concerns about the property being used as an HMO without permission.
- The property was formerly a family home occupied by a local couple until they passed away in 2022.
- When the current owner bought the property, assurances were given it would remain a family home.
- References two earlier emails to the planning service raising concerns that the property was in use as a HMO(1 July and 17 July 2025).
- Strong objection to the application due to an already high concentration of HMOs in the area.

5. RELEVANT LEGISLATION AND POLICIES

5.1. Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) (“the Act”) provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

(1) in the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or

(2) in the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

5.2. The onus of proof in regard to (1) is firmly on the applicant and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is “the balance of probability” and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicants version of events or make them less than probable, there is no good reason to refuse the issue of a certificate.

5.3. In regard to (2), this provides that, if the LPA are supplied with information satisfying them that the use or operations described in the application would be

lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.

- 5.4. In short, the purpose section 192 is to enable any person who wishes to find out whether any proposed use or operations would be lawful to apply to the LPA for that purpose.
- 5.5. The application needs to describe the proposal with sufficient clarity and precision to enable the LPA to understand (from a written description and plans) exactly what is involved in the proposal; and to submit whatever supporting information or legal submission that are to be relied upon in order to satisfy the LPA that a certificate should be granted for the proposal.
- 5.6. In making their decision on an application under section 192, the LPA ask themselves the hypothetical question - "If this proposed change of use had already occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?" In doing so, the LPA will not only consider whether the proposal would involve "development" requiring an application for planning permission, but whether it would involve a breach of any existing condition or limitation imposed on a grant of planning permission which has been acted upon, and which therefore constrains what can be done on the land. The LPA will not make a proposal fit a scenario; the only question is whether the proposal made by the applicant is lawful at the time of submission.

6. THE COUNCIL'S CASE

- 6.1 The certificate of lawful existing use or development (CLEUD) that is the subject of this appeal relates to the use of the property known as 56 Beverly Road, Manchester, M14 6TG as a house in multiple occupation (Use Class C4).
- 6.2 This application was pursued under subsection (1) of section 191 which provides for an application to determine whether a specified existing use of buildings or other land (s191(1)(a)), operation (s191(1)(b)), or failure to comply with a planning condition or limitation (s191(1)(c)), which has already been carried out on the land and is lawful for planning purposes.
- 6.3 The application form specifies that the existing use is “C4 – Houses in multiple occupation”. In response to the question asking the applicant to state why the Lawful Development Certificate should be granted, the applicant stated the following:

“The property has been used for over 10 years as a C4 HMO use. Please refer to provided tenancy agreements.”

- 6.4 The application form states that the use began on 1 January 2014.
- 6.5 The appellant’s submission was supported by tenancy agreements covering the period from 1 July 2015 to 30 June 2025. These documents purported to show that there were either three or four occupiers of the property over that period.

- 6.6 The existing floor plan submitted with the application shows that the dwellinghouse contains residential accommodation that is arranged over two floor levels. The ground floor contains four bedrooms along with a lounge, dining and kitchen, and a bathroom. The first floor contains a further three bedrooms and a bathroom. In total the floor plan shows seven bedrooms at the property.
- 6.7 As made clear in Paragraph 006 ID: 17c-006-20140306 of the National Planning Policy Guidance in regards to Lawful development certificates, *“In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant’s version of events less than probable, there is no good reason to refuse the application, provided the applicant’s evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.”*
- 6.8 A total of six representations were received in response to the notification letters (appendices 1 – 6). These were submitted by residents, Ward Councillors, and the Withington Civic Society. The representations raised concerns that cast doubt on the property’s use as an HMO, including claims that an elderly couple lived at the address until 2022 and that a condition of the 2024 approval stated the property should remain a single-family dwelling.
- 6.9 In addition, during the consideration of the application, emails were received from a ward councillor stating that *“...the property at 56 Beverly Road was*

owned and occupied for many years by Mr Geoff and Mrs Carole Daniels, a married couple, along with their sons. Mr and Mrs Daniels passed away in December 2022.” The councillor subsequently forwarded correspondence in relation to dealings that he had with Mr and Mrs Daniels as a ward councillor; all of this correspondence is attached at appendices 9 – 13.

- 6.9 As noted in the planning history there have been two planning applications at the address, of relevance to this lawful development certificate application is planning application reference 138929/FH/2023. The officer’s report (which is publicly available online) notes objections received, including concerns that the extension could facilitate conversion to an HMO.
- 6.10 Within the assessment section under the heading “Residential Amenity”, the report refers to confirmation from the agent that the property was “currently in use as a single-family dwellinghouse and that this is to remain as such” (appendix 8). The application file also contains an email exchange between the officer and agent discussing and confirming this point (appendix 7). The applicant was Mr. Masoud Abdo, who is the appellant, and the address provided is the same as on the latest tenancy agreement for the term 1 July 2024 to 30 June 2025 submitted in support of his certificate application.
- 6.11 This point is discussed in more detail below, but it is important to note that the Council has it on record that appellant, who was professionally represented at the time of his planning application, confirmed that the property was not in use as an HMO within the relevant ten-year period. He is now claiming that the

property has been in use as an HMO for a continuous ten-year period, but clearly both claims/statements cannot be true.

6.12 Whilst the tenancy agreements appear to show three to four tenants and provide the address as 56 Beverly Road for the period 1 July 2015 to 30 June 2025, Council records between April 2013 until the end of 2022, do not corroborate this.

6.13 As such, the evidence does not provide a sufficient basis to conclude, on the balance of probability, that the property has been in continuous use as a house in multiple occupation over the 10-year period from 30 September 2015. The LPA therefore refused to grant the certificate on that basis.

7. COMMENTS ON THE APPELLANTS GROUNDS OF APPEAL

7.1 The appellant argues that the Council's decision to refuse the certificate on 25 November 2025 rests on a fundamental misinterpretation of the evidence provided and a failure to correctly apply the "balance of probabilities" test. The Council's primary objection is that the Appellant failed to demonstrate a continuous 10-year period of use, citing administrative Council Tax records and subjective neighbour testimony as a reason to disregard 11 years of primary legal contracts.

7.2 In determining the application, the Council correctly applied "the balance of probability" test to the application based on the evidence submitted by the appellant. As advised by Planning Practice Guidance, "*if a local planning*

authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability." (Paragraph: 006 Reference ID: 17c-006-20140306).

7.3 As with many applications seeking to establish the lawful use of a property, the planning history of a site can often reveal relevant and pertinent information. In this case, there had been two previous applications at this address both relating to side extensions (see table in paragraph 2.1 of this report). Of relevance is the February 2024 planning permission for the erection of a two-storey side extension.

7.4 As set-out above, the appellant was the applicant for that planning permission. During the application the planning case officer assessing the proposal asked for clarification regarding the use of the property, in that it was a single residential property and whether it would continue to be used as a single-family residential property (image 1/appendix 7). In response to this request the agent acting on behalf of the applicant confirmed that the property is a single family dwellinghouse Class C3a (image 1/appendix 7). The email was dated 12 February 2024. Which is relevant as it is within the 10 years the appellant is claiming that the use of the property was a small house in multiple occupation (Use Class C4).

Re: 138929/FH/2023 - Erection of a two storey side extension - 56 Beverly Road
Manchester M14 6TG

Mon 2/12/2024 3:49 PM

To: Tracie Simpson <tracie.simpson@manchester.gov.uk>
Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>

Hi Tracie,

Thanks for your email.

I confirmed this property is a single family dwelling house Class C3a.

Any issue please do not hesitate to contact me.

Many thanks

Regards
Euweng Ang

From: Tracie Simpson <tracie.simpson@manchester.gov.uk>

Sent: 12 February 2024 14:39

To: eu weng Ang

Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>

Subject: Re: 138929/FH/2023 - Erection of a two storey side extension - 56 Beverly Road Manchester M14 6TG

Good afternoon

Thank you for your email in relation to the above.

I am in the process of my assessment for the above, however, should I require any changes to the proposal I will contact you directly.

In terms of the use of the property, please can you clarify if the existing and proposed use for the property is a single family dwelling house Class C3a.

I look forward to hearing from you so that I may continue with the application process accordingly.

Kind regards
Tracie Simpson

Please Note: my working days are Monday, Tuesday and Wednesday

POSTAL ADDRESS
Tracie Simpson
Planning Technician
Development Management South Area Team
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532

Image 1 Email correspondence regarding use of property 56 Beverly Road for application reference 138929/FH/2023. Relevant text highlighted.

7.5 The officers delegated report for this application also references this email under Residential Amenity section of her report (appendix 7).

History

Previous planning applications relating to this site as follows:

Planning reference 069830/FH/2003/S1 - for the erection of a single storey part side/part rear extension to form garage and additional living accommodation. This application was approved on 26.11.2003.

Residential Amenity

Concern has been expressed that the property could become a house in multiple occupation, noise associated with a HMO, traffic problems, loss of privacy, environmental impact and pressure on local services. A local Civic Society and local member feel that this potential change is reinforced by the experience with other properties within the area and the fact that the applicant does not reside and the application site. The agent has confirmed in writing that the property is currently in use as a single family dwellinghouse and that this is to remain in use as such. To ensure this is adhered to, a condition has been attached for the property to remain in C3a use to protect the amenity of surrounding properties.

This property is a moderately sized semi detached dwellinghouse located on the south side of Beverly Road and like many other properties along this frontage, has undergone previous enlargements. This particular property features a single storey rear extension and attached garage to the side.

The extension would be sited along the side of the property in line with the principal elevation extending rearwards and would not extend beyond the original rear elevation. The roof would remain hipped and would be in line with the original ridge height of the property. It is considered that given the separation between the two properties no. 54 and 56 Beverly Road due to the alleyway/ginnel running between them, the result of terracing would not be a concern. The gap to the side created by the alleyway, creates a sense of space around the proposal, and allows the extension to be compliant to the main house and not form an incongruous feature within the street scene or detract from the character of the area.

Image 2 Extract from the Officers Delegated Report for application reference 138929/FH/2023, with reference to the correspondence and use of the property as a C3a dwellinghouse. Relevant text highlighted.

Deliberate Concealment

- 7.6 The Council accepts that this is not an enforcement notice appeal proceeding under Ground (d), but it is considered that there has been deliberate concealment in this case, which means that it is not subject to the time limits set-out in Section 171B of the Act.
- 7.7 This principle was established in *Welwyn Hatfield Borough Council v Secretary of State for Communities and Local Government* [2011] ('Welwyn'), when the Supreme Court held that the time limits laid down in section 171B of the Town and Country Planning Act 1990 for enforcement action in respect of breaches of planning control did not apply in a case of positive deception designed to avoid enforcement action within those time limits.

7.8 Shortly after the Welwyn judgement, section 124 of the Localism Act 2011 inserted sections 171BA to 171BC into the 1990 Act, whereby an LPA could apply to the magistrates' court for a planning enforcement order (PEO) to permit enforcement action outside the time limits laid down in Section 171B.

7.9 In this instance, the Council has not issued an enforcement notice and nor has the Council applied to the magistrates' court for a PEO. However, it was subsequently held in *Bonsall v Secretary of State for Communities And Local Government & Anor [2015]*, that the introduction of sections 171BA to 171BC does not preclude enforcement action in the event that a PEO is not obtained:

“52. Taking all the above considerations into account, I am satisfied that Parliament did not intend, by enacting the PEO provisions, to remove the effect of the decision of the Supreme Court in Welwyn in relation to cases of deliberate concealment. The PEO provisions were included in the Localism Bill at a time when it was not known what approach the Supreme Court would adopt to section 171B , but following the Supreme Court's decision in Welwyn the PEO procedure was left in the Bill, and subsequently enacted, as an alternative and additional, not an exclusive, means of permitting enforcement outside the normal time limit in cases of deliberate concealment. The result is consistent with the legislative objective of strengthening local planning authorities' enforcement powers.”

7.10 The Council considers that the same principles should apply to this appeal, in that if the Inspector were to allow it – and therefore grant a certificate – the

Council would be unable to take enforcement action against the existing HMO use, even though it is considered that there has been deliberate concealment.

7.11 Whilst an extension to a house in multiple occupancy can be submitted under a householder application form, the appellant, via his agent, was asked to clarify and that response confirmed that the property was in use as a C3a family dwellinghouse and would continue to be used as such. The appellant claims that this was "...a procedural error". However, there is no reason to believe that the appellant's agent was not reasonably instructed by him to confirm to the Council that the property was in use as a single family dwellinghouse at that time. The alternative, seemingly suggested by the appellant in his submissions, is that the agent made a dishonest statement about the use of the property at that time when asked by the planning officer. However, unless the intention was to deceive the Council, there would simply be no reason to state that the property was in the C3a use class at that time if it was in fact an historic C4 HMO at that point. The appellant has failed to provide any reasonable justification in his submissions as to why a professional planning agent, instructed by him, confirmed in writing to the Council that the property has been in use as a C3a family dwellinghouse within the last ten years.

7.12 Both of the statements made in support of the planning application and the certificate application can clearly not be true. On that basis, a certificate cannot be granted.

7.13 Enquires made of Council Tax records (screenshots included at appendix 14) revealed that between April 2013 and December 2022, the lead-liaable person was a Geoffrey Daniels, and Carole Daniels for a brief period. Between December 2022 and December 2023, the lead-liaable person was a Mr Jonathon Daniels. The appellant argues that it is standard practice for a “lead tenant” on a Council Tax account for the landlord to handle the billing and that the presence of one or two names on a bill, or an account, does not preclude the presence of three other tenants.

7.14 Whilst this is accepted, the Inspector is referred to paragraph 6(a) of each of the tenancy agreements between 1 July 2018 and 1 January 2024, which state clearly that, “THE TENANT(S) AGREES(S):

“To pay all charges for Council Tax (or its successor), gas, electricity, telephone, water and other outgoings incurred on the premises.” (Emphasis added).

7.15 Similarly, under paragraph 13 for the tenancy agreement dated 8 June 2016, the agreement requires the Landlord to:

*“(a) to pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except the waters rates, any **Council Tax payable by the Tenant under clause 11 above**, charges for the supply of gas, electricity, solid fuel, or the use of any telephone and television licence).” (Emphasis added by Officers)*

7.16 Whilst council tax records are not a definitive indication as to exactly how, and by whom, the property was being occupied, this does make the appellant's case less persuasive together with the tenancy agreements terms requiring that the tenants pay the Council Tax. If all the tenants throughout that period were responsible for Council Tax, it is considered very unlikely that one of those tenants would not have been the lead-liaison person on the Council Tax account for the duration of each tenancy agreement.

7.17 In the appellant's "analysis" of third-party representations received by the Council, he dismissed them as "hearsay" and "unsubstantiated" but does so without having actually had sight of them. The Council considers that these representations (attached to this statement for clarity), particularly correspondence received from Councillor Wills, cast a huge amount of doubt over the appellant's version of events. Councillor Wills had personal knowledge of the property for many years, before it was purchased by the appellant, and knew the two historic owners/occupiers. The email exchange from 2022 in relation to the adaptations to the property are clear, primary evidence that the property was in fact in use as a C3a dwellinghouse at that time and within the last 10 years. The alternative is that four other unrelated individuals (AST 8 - Bethan Wise, Molly Dove, Abbie Conlin, Georgia Ellis) were living there at exactly the same time, which the Council considers to be extremely unlikely.

7.18 The appellant claims that there are no voids or breaks in the evidence that suggest the use was abandoned and the transition from the previous landlord Mr Daniles to Mass Homes Ltd in later years further demonstrates the

professional and on-going nature of the HMO operation. The Council does not seek to argue that a use has been abandoned.

Other matters

- 7.19 The Council agrees with para. 2.3 of the appellant's statement that, in this case, the "planning merits" of the use of the property as an HMO are irrelevant. It follows, therefore, that Section 7 of the appellant's statement must be entirely disregarded.
- 7.20 In reviewing the tenancy agreements for the appeal, the Council note that the address for the tenancy agreements dated between June 2015 and December 2022 incorrectly and consistently refer to the address of property as "56 Beverley Road", where as the two tenancy agreements dated January 2024 and June 2024 state the address as "56 Beverly Road" which is the correct spelling of the road name.
- 7.20 The onus of proof is firmly on the applicant, and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is "the balance of probability" and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicant's version of events or make them less than probable, there is no good reason to refuse the issue of a certificate.

8. CONCLUSION

- 8.1. On the basis of the matters set out within this statement the City Council maintains that its decision to refuse the application the subject of this appeal is in accordance with 191 of the Town and Country Planning Act 1990 and respectfully requests that the appeal be dismissed.

9. APPENDICES

Appendix 1 – Public Comments – Objection 1

Appendix 2 - Public Comments – Objection 2

Appendix 3 - Public Comments – Objection 3

Appendix 4 - Public Comments – Objection 4

Appendix 5 – Councillor Comments – Objection

Appendix 6 – Withington Community Society Comments – Objection

Appendix 7 – Email response from agent dated 12.02.2024

Appendix 8 – Planning Application Reference 138929/FH/2023 - Officers
Delegated Report

Appendix 9 – Councillor Email dated 22.10.2025

Appendix 10 - Councillor Email dated 22.10.2025 - attachment 1

Appendix 11 - Councillor Email dated 22.10.2025 – attachment 2

Appendix 12 - Councillor Email dated 22.10.2025 – attachment 3

Appendix 13 – Councillor Email dated 22.10.2025 – attachment 4

Appendix 14 – Council Tax Records

APPENDIX 1

Comments for Planning Application 144138/LE/2025

Application Summary

Application Number: 144138/LE/2025

Address: 56 Beverly Road Manchester M14 6TG

Proposal: Use of property as a house in multiple occupation (Use Class C4)

Case Officer: Robert Tyrer

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application to the high concentration of existing HMOs in the local area. Fallowfield, Ladybarn and Withington have lost family homes to HMOs, which harms the character of the area by placing too much strain on services.

The application for 56 Beverly Road is likely to have a negative impact on the character of the area through increased traffic, noise and waste. The communal bins in the alleyway between Beverly Road and Rufus Street/Rink Street already cause problems due to flytipping and excessive waste.

APPENDIX 2

Comments for Planning Application 144138/LE/2025

Application Summary

Application Number: 144138/LE/2025

Address: 56 Beverly Road Manchester M14 6TG

Proposal: Use of property as a house in multiple occupation (Use Class C4)

Case Officer: Robert Tyrer

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application refers to the property being used as a HMO for 10 years, however this is absolutely not the case - as made clear on the 2024 planning permission for the same property which states it must be used as a C3a single dwellinghouse and NOT a HMO. We live behind this house and prior to its purchase by the current owner a couple of years ago, there was an elderly couple who lived there.

APPENDIX 3



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Level 6 Town Hall Extension ,
P O Box 532 Manchester
M60 2LA

Date: 22/10/25

Dear Julie,

I hope you are well.

I am emailing in response to a letter sent to me dated 9th October regarding a planning application (number: 144138/LE/2025, location: 56 Beverly Road, M14 6TG).

I live in [REDACTED], opposite the house in question.

In late 2023/ early 2024, the applicant applied for planning permission for an extension, which was granted. At the time concerns were raised this was going to be converted into a HMO/ Class 4 property. Unfortunately, these concerns were realised and despite the applicant only having permission for Class C3a single residential dwellinghouse, multiple students have been living in the property since September 2024.

My concerns echo the concerns of other residents and the Withington civil society:

- Large, purpose-built student accommodation disrupts the primarily residential area
- Student accommodation results in increased levels of noise and antisocial behaviour
- With several students there are greater challenges with parking and congestion
- Increased waste
- Increased environmental impact
- Increased strain on local services

From my personal experience, the use of this property as an HMO has already had a negative impact on myself and the other local residents. It has resulted in increased

littering and fly-tipping (this can be attributed to the property as dumped waste included post addressed to the house - this was reported to Withington Ward Councillor Chris Wills in July 2025). It has resulted in more traffic and congestion (it is challenging to pull out on to Beverly Road safely due to the number of cars, not to mention how difficult it is to walk along the pavements).

Currently these issues are present with only 3-4 students, but the planning permission floorplans indicate that 7 bedrooms are planned which would double the problem: parking and congestion, waste, noise, demand on services etc.

I have been in contact with Councillor Chris Wills about this who was involved in the previous planning application and agrees with my concerns. The last information I received from him was in July of this year where he acknowledged the impact student properties have on fly tipping and that an investigation was in progress into the HMO. However, he has not given an update since then. I have also spoken with my neighbours who might not have been sent a letter about this who also disapprove of the planning permission request.

So having said all this, I strongly disapprove of this application.

I know this does not factor into your planning decisions but from a personal point of view, it is disappointing that the applicant applied for an extension with reassurances this property was to be used for Class C3a single residence dwelling but then went on to use it as a HMO. It is more disappointing that concerns were raised at the point of the original planning application, and during the HMO tenancy last year, again when they moved out this year, and that there has been no update on any investigation.

Kind regards,

[REDACTED]

APPENDIX 4

Re Planning Application 144138/LE/2025 - 56 Beverly Road, Ladybarn, M14 6TG

From [REDACTED]
Date Mon 27/10/2025 10:39
To Robert Tyrer [REDACTED]

You don't often get email from phil@thecowtans.co.uk. [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir,

With reference to the above planning application, I wish to formally submit my objection to application.

56 Beverly Road was a 3 bedroom family house, owned by Mr & Mrs Phillips for many years and where they raised their two sons, but unfortunately both passed away of Covid and the house was sold.

As you are aware, the house was purchased by an out of area company, rather than an individual. Plans were submitted in 2023 - 138929/FH/2023 refers. It was clear and obvious from those plans and layout that it was to become a Student House, not a family home despite what the plans labelled the additional rooms. The two storey extension was not carried out as apparently it was deemed not to be commercially viable due to a condition that was imposed on that planning permission.

4) The development hereby approved is on the basis that the house is to be used as a Class C3a single residential dwellinghouse only and not a house in multiple occupation.

Reason - To protect the amenity and living conditions of the adjacent and surrounding residential properties from increased activity not connected with that of a single residential family home in accordance with policies SP1 and DM1 of the Core Strategy.

So, what has changed to now allow it? – nothing.

The house has been a Student House of Multiple of Occupation since its completion – I am aware you office has been made aware repeatedly, but the owner claims its not, but it is – there are current 5 male students living there as we speak to them regularly – they state that he plans to build across the back, adding two further bedrooms.

It is therefore obvious to me and other local residents that he has lied to you. He is not providing a necessary service – hes exploiting students and the local area for personal financial gain.

However, more legitimate objections are as follows:

Overcrowding and strain on infrastructure: A further increase in the number of students will lead increased parking demand. There are two parking spaces on the drive, but with more students there will be more cars, on what is already a narrow road, with adjacent terraced housing with no parking facilities on what is a narrow road. In relation to local doctors – there are 3 in the area – one on Mauldeth Road, one on Briarfield Road which are already full, the other is Hawthorn Medical Centre which is being demolished soon, with no replacement planned. It is already impossible to find a dentist in the area, a neighbour has recently only found a space in Wilmslow.

Neighbourhood character: Although obviously too late, the change from a family home to yet another a large student house is altering the character of the neighbourhood. Family homes are in short supply in the area due to landlords, and once a house becomes a student house, it almost never reverts to being a family home, thus pushing up prices in the area due to a lack of supply, meaning its difficult for young people looking for a family home to buy a house. We don't need any more Student houses in the residential area – especially with the University investing heavily in on site accommodation at Owens Park supported by the Council.

Noise and disturbance: There is already a large potential for increased noise from a larger number of residents due to the Student parties they hold which is areal problem. They don't understand that this is a residential area, not a student campus. There is also a big issue with refuse – a student house produces far more waste than a family house, and locally you can tell a student house due to the large amounts of discarded rubbish on the drives which encourage rats and other vermin to the area.

I would welcome any feedback or comments from yourself.

Regards

A black rectangular redaction box covering the signature of the sender.

APPENDIX 5

Planning application 144138/LE/2025

From Chris Wills <cllr.chris.wills@manchester.gov.uk>
Date Fri 17/10/2025 14:27
To Robert Tyrer <robert.tyrer@manchester.gov.uk>
Cc Becky Chambers <cllr.becky.chambers@manchester.gov.uk>

 2 attachments (1 MB)

56 Beverly Road; FW: RE: Concern with potential illegal HMO- 56 Beverly Road;

Dear Robert

I am emailing on behalf of myself and Councillor Becky Chambers, regarding the above application for use of property as a house in multiple occupation (Use Class C4) at 56 Beverly Road.

Residents have raised numerous concerns with us previously about this property – formerly a family home inhabited by a much-loved local couple who very sadly passed away in 2022 – being used as a HMO without permission. When the present owner bought the property, we were assured that it would continue to be used as a family home. Clearly the owner was being dishonest, both with us and with your colleagues in Planning.

Please see for reference the attached email from Councillor Chambers dated 17 July. I am not sure if she ever received a response to this. I don't believe I received a response to my email dated 1 July to colleagues in Planning Compliance – this is also attached.

We do not support this application. There is already a high concentration of HMO properties in this part of Manchester.

Many thanks and best wishes.

Chris

Councillor Chris Wills (he/him)
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: 07970 395030

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APPENDIX 6

Planning Application 144138/LE/2025

56 Beverly Road Manchester M14 6TG

Use of property as a house in multiple occupation

Comments of Withington Civic Society

The Society strongly opposes this application.

The area is the subject of an Article 4 Direction, and already contains a large number of HMOs with all the problems this can cause.

The Core Strategy Development Plan Document at paragraph 9.46 is highly relevant and states:

“The Student Strategy found that the problems caused by shared houses appear to be more noticeable (and raise more concerns) to residents where they occur in previously relatively stable neighbourhoods, and identifies these areas as those with between 20-40% student households. The strategy examines whether a ‘tipping point’ can be identified for the point where the proportion of shared houses (in this case student households) becomes damaging to a street or neighbourhood and concludes that once a 20% threshold is reached problems become harder to manage, but considers that a tipping point would be difficult to set universally across Manchester due to varying capacities of neighbourhoods to accommodate this type of housing, based on house type and demography. During the preparation of the Core Strategy, and particularly through consultation with local stakeholders, the Council concluded that a 10% threshold would be more appropriate.....”

The area containing the applicant’s property is completely overrun with HMOs to the serious detriment of the community at large and the ever diminishing number of permanent residents.

We note that the applicant states that the house has been in use as a HMO for over 10 years. We have serious reservations about this.

In December 2023 the applicant applied for and received planning permission in application 138929/FH/2023 to erect a two storey side extension. No reference was made in that application to the applicant operating the property as a HMO.

Withington Civic Society commented on that application and made, inter alia, the following point:

“We are concerned in particular that the applicant wishes to extend the property in order to run it as a HMO. We appreciate that this is not the subject of the application. However:

The proposed layout of the altered property appears to be more typical of a HMO than a family dwelling

We are given to understand that the applicant also owns a similar house nearby which he has turned from a family home into an HMO - mainly for taxi drivers."

When the Council made its decision on 23rd February 2024 it stated:

4) The development hereby approved is on the basis that the house is to be used as a Class C3a single residential dwellinghouse only and not a house in multiple occupation. Reason - To protect the amenity and living conditions of the adjacent and surrounding residential properties from increased activity not connected with that of a single residential family home in accordance with policies SP1 and DM1 of the Core Strategy.

We consider that there appears, on the face of it, to be an egregious attempt to undermine and flout the planning laws. Either the 2023 application was made dishonestly with a deliberate attempt to conceal the fact that the premises were being already operated (without consent) as a HMO; or the present application which claims HMO continuous use for 10 years plus is incorrect. In this connection we would point out that we are advised by a local resident that the house has NOT been in use as a HMO for 10 years, and that it was occupied by an elderly couple until they died in about 2022. We think it would be useful for the Planning Officer to check the Council Tax records for the property as well as the HMO licence records to see what light they shed on the matter

In any event, we consider that the application should be refused

Withington Civic Society Planning Group facilitator

29th October 2025

APPENDIX 7

Re: 138929/FH/2023 - Erection of a two storey side extension - 56 Beverly Road
Manchester M14 6TG

[REDACTED]
Mon 2/12/2024 3:49 PM

To: Tracie Simpson <tracie.simpson@manchester.gov.uk>
Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>

Hi Tracie,

Thanks for your email.

I confirmed this property is a single family dwelling house Class C3a.

Any issue please do not hesitate to contact me.

Many thanks

Regards
Euweng Ang

From: Tracie Simpson <tracie.simpson@manchester.gov.uk>

Sent: 12 February 2024 14:39

To: eu weng Ang [REDACTED]

Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>

Subject: Re: 138929/FH/2023 - Erection of a two storey side extension - 56 Beverly Road Manchester M14 6TG

Good afternoon

Thank you for your email in relation to the above.

I am in the process of my assessment for the above, however, should I require any changes to the proposal I will contact you directly.

In terms of the use of the property, please can you clarify if the existing and proposed use for the property is a single family dwelling house Class C3a.

I look forward to hearing from you so that I may continue with the application process accordingly.

Kind regards
Tracie Simpson

Please Note: my working days are Monday, Tuesday and Wednesday

POSTAL ADDRESS

Tracie Simpson
Planning Technician
Development Management South Area Team
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532

Town Hall Extension
Manchester
M60 2LA

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Telephone: 0161 234 4537
Fax:+44 (0)161 234 4502
Textphone: 0161 234 4505

E-mail: tracie.simpson@manchester.gov.uk
<http://www.manchester.gov.uk>

From: eu weng Ang [REDACTED]
Sent: Thursday, February 8, 2024 10:21 AM
To: Tracie Simpson <tracie.simpson@manchester.gov.uk>
Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: Re: 138929/FH/2023 - Erection of a two storey side extension - 56 Beverly Road Manchester M14 6TG

Good morning Tracie,

Hope you are well!

Just to check regarding this application, any issue for this project?

Many thanks

Regards
Euweng Ang

From: Tracie Simpson <tracie.simpson@manchester.gov.uk>
Sent: 23 January 2024 08:15
To: eu weng Ang [REDACTED]
Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: Re: 138929/FH/2023 - Erection of a two storey side extension - 56 Beverly Road Manchester M14 6TG

Dear EuWeng Ang

Thank you for your email in relation to the above and confirmation of the use of the property. I will continue with the application process accordingly.

Kind regards
Tracie Simpson

Please Note: my working days are Monday, Tuesday and Wednesday

POSTAL ADDRESS
Tracie Simpson

Planning Technician
Development Management South Area Team
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

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Telephone: 0161 234 4537
Fax:+44 (0)161 234 4502
Textphone: 0161 234 4505

E-mail: tracie.simpson@manchester.gov.uk
<http://www.manchester.gov.uk>

From: eu weng Ang [REDACTED]
Sent: Monday, January 22, 2024 4:21 PM
To: Tracie Simpson <tracie.simpson@manchester.gov.uk>
Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: Re: 138929/FH/2023 - Erection of a two storey side extension - 56 Beverly Road Manchester M14 6TG

Good afternoon Tracie,

Thanks for your email. Yes, this property will be use as a single family property.

Thanks

Regards
EuWeng Ang

From: Tracie Simpson <tracie.simpson@manchester.gov.uk>
Sent: 22 January 2024 13:18
To: [REDACTED]
Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: 138929/FH/2023 - Erection of a two storey side extension - 56 Beverly Road Manchester M14 6TG

Good afternoon

I am the officer currently dealing with the above planning application. Please can you clarify if the use of property above is a single residential property, also if the property is to continue being a single family residential property.

I look to hearing from you so that I may continue with the application process accordingly.

Kind regards
Tracie Simpson

Please Note: my working days are Monday, Tuesday and Wednesday

POSTAL ADDRESS

Tracie Simpson
Planning Technician
Development Management South Area Team
Planning, Building Control and Licensing
Growth and Development
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APPENDIX 8

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138929/FH/2023
Date registered valid: 29 December 2023
Proposal: Erection of a two storey side extension.
Address: 56 Beverly Road, Manchester, M14 6TG
Ward(s): Withington Ward

Applicant: Mr Masoud Abdo
Agent (if any): Mr Eu Ang
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19th February 2024



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 February 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 January 2024 Expired: 23 January 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a two storey semi detached property in the Withington Ward area of Manchester. The property has an attached garage to the side and single storey rear extension. The property features gable fronted bay windows with an enclosed recessed porch. Hardstanding lies to the front providing off street car parking with amenity to the rear. Boundary treatment consists of brick wall to the side with decorative coping stones, concrete panel wall to the rear and open plan to the front elevation.



Listed building: Not applicable

Conservation area: Not applicable

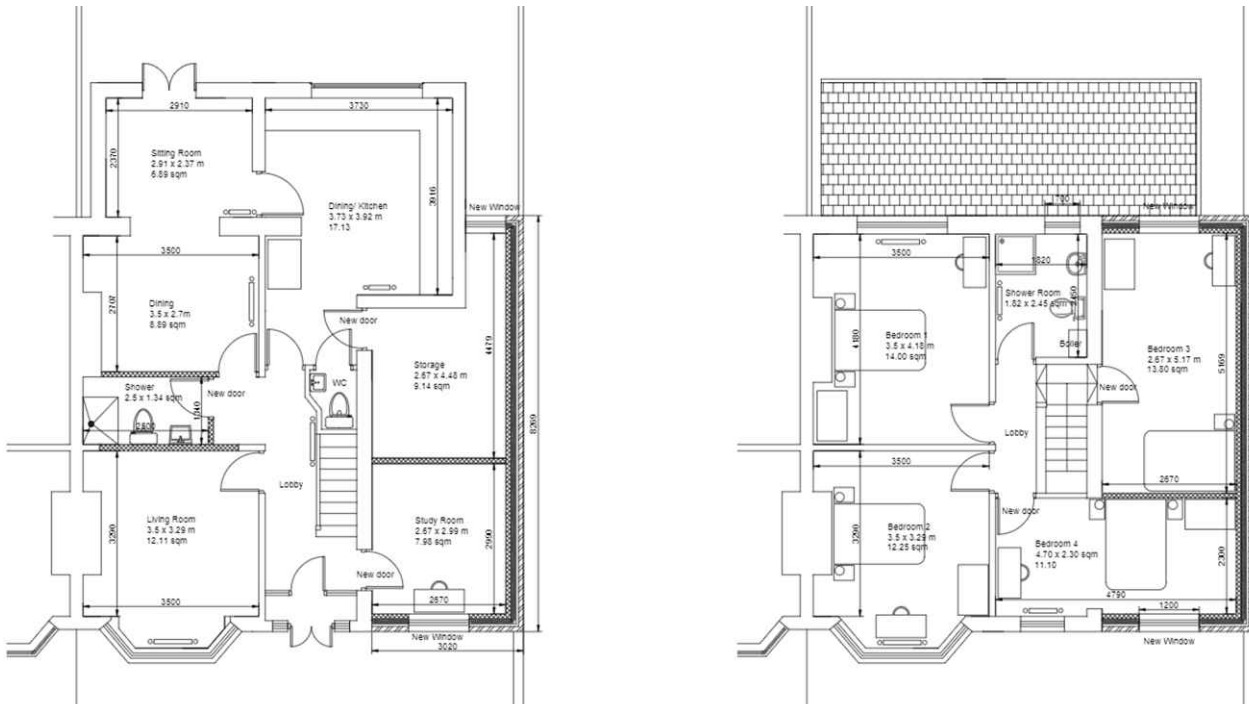
Tree Preservation Order: Not applicable

Description of area

This area is primarily residential in nature

Description of development

The applicant is seeking planning permission for the erection of a two storey side extension.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. Comments received in respect of this application were received, summary of comments as follows:

- The proposed development is out of character with our primarily residential area. The introduction of a large, purpose-built student accommodation could disrupt the aesthetic and community balance that currently exists.
- Student accommodations can often lead to increased noise levels and disturbances, particularly during evenings and weekends. This change could significantly impact the quality of life for existing residents, many of whom have young families or are elderly
- The area already faces challenges with parking availability and traffic congestion. Introducing a high-density accommodation without adequate parking provisions could exacerbate these issues, affecting both residents and emergency service access
- An influx of residents could put additional pressure on local services and infrastructure, including waste collection, public transport, and healthcare services, which are already under strain
- The height and positioning of the proposed building could lead to a loss of privacy for neighbouring properties, with overlooking windows and increased footfall around our homes
- We are also concerned about the environmental impact of the development, including the potential loss of green spaces, increased waste, and the carbon footprint associated with the construction and use of the building
- We understand the need for student accommodation in Manchester but believe that such developments should be carefully planned and located in appropriate areas that can support the increased density without detriment to existing communities.

Withington Civic Society – comments as follows:

- The Society raised concerns about this application with regards to the area already containing a large number of HMOs. The area is the subject of an Article 4 Direction, and already contains a large number of HMOs with all the problems this can cause.

- We are concerned in particular that the applicant wishes to extend the property in order to run it as a HMO. We appreciate that this is not the subject of the application. However:
- The proposed layout of the altered property appears to be more typical of a HMO than a family dwelling
- We are given to understand that the applicant also owns a similar house nearby which he has turned from a family home into an HMO
- Finally, we have reservations about the proposed development which appears to us to be an overdevelopment and inappropriate.
- Accordingly, Withington Civic Society strongly opposes the application.

Local member: Cllr Chris Wills commented on this proposal. The councillor sought confirmation that the property was to be used as a single family dwelling house and not a HMO.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous planning applications relating to this site as follows:

Planning reference 069830/FH/2003/S1 - for the erection of a single storey part side/part rear extension to form garage and additional living accommodation. This application was approved on 26.11.2003.

Residential Amenity

Concern has been expressed that the property could become a house in multiple occupation, noise associated with a HMO, traffic problems, loss of privacy, environmental impact and pressure on local services. A local Civic Society and local member feel that this potential change is reinforced by the experience with other properties within the area and the fact that the applicant does not reside and the application site. The agent has confirmed in writing that the property is currently in use as a single family dwellinghouse and that this is to remain in use as such. To ensure this is adhered to, a condition has been attached for the property to remain in C3a use to protect the amenity of surrounding properties.

This property is a moderately sized semi detached dwellinghouse located on the south side of Beverly Road and like many other properties along this frontage, has undergone previous enlargements. This particular property features a single storey rear extension and attached garage to the side.

The extension would be sited along the side of the property in line with the principal elevation extending rearwards and would not extend beyond the original rear elevation. The roof would remain hipped and would be in line with the original ridge height of the property. It is considered that given the separation between the two properties no. 54 and 56 Beverly Road due to the alleyway/ginnel running between them, the result of terracing would not be a concern. The gap to the side created by the alleyway, creates a sense of space around the proposal, and allows the extension to be compliant to the main house and not form an incongruous feature within the street scene or detract from the character of the area.

Windows are proposed on front and rear; no windows are proposed along the side elevation. It is not anticipated that the location of the windows to the front and rear would provide any further harm than the existing front and rear windows and therefore are considered acceptable.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. Extensions to the front, side and rear are particularly popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick and tile as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable
Disabled access

Refuse

Given that access through the garage is to be removed for the refuse bins, the applicant has provided details of a bin storage area to the front of the property along the site boundary to the ginnel. The bins will be housed in a timber surround screened from the street. This would comply with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Positive and proactive working Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received 29th December 2024 numbered EBB889-01-006 Proposed Elevation

Received 29th December 2024 numbered EBB889-01-007 Proposed Floor Plans

Received 18th February 2024 numbered EBB889-01-003 Existing and Proposed Site Plan

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The development hereby approved is on the basis that the house is to be used as a Class C3a single residential dwellinghouse only and not a house in multiple occupation.

Reason - To protect the amenity and living conditions of the adjacent and surrounding residential properties from increased activity not connected with that of a single residential family home in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

58 Beverly Road, Manchester, M14 6TG
49 Rufus Street, Manchester, M14 6TQ
54 Beverly Road, Manchester, M14 6TG
3 Senior Avenue, Manchester, M14 6TT
19 Beverly Road, Manchester, M14 6TZ
17 Beverly Road, Manchester, M14 6TZ
21 Beverly Road, Manchester, M14 6TZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA

APPENDIX 9

RE: Planning application 144138/LE/2025

From Chris Wills <cllr.chris.wills@manchester.gov.uk>
Date Wed 22/10/2025 17:29
To Robert Tyrer <robert.tyrer@manchester.gov.uk>
Cc Becky Chambers <cllr.becky.chambers@manchester.gov.uk>

 4 attachments (271 KB)

Carole and Geoff Daniels - 56 Beverly Road; Re: Installation of steps at 56 Beverly Road, Ladybarn; Fwd: Missed collection; 56 beverly road Planning permission;

Dear Robert

Many thanks for replying with these reassurances. Please find attached the following:

1. An email from Mr and Mrs Daniels's son, dated 31 December 2022, informing me of their passing;
2. Email correspondence between me and the Complaints and Feedback service, in July 2022, regarding the installation of an adaptation (steps) at 56 Beverly Road, for Mr Daniels;
3. Email correspondence between me and Mrs Daniels regarding a missed bin collection, in August 2020;
4. Email from another resident, [REDACTED], where she references 56 Beverly Road as "Geoff and Carole Daniels house" – [REDACTED] was one of their neighbours for many years and knew them very well.

This hopefully helps build a picture of Mr and Mrs Daniels as long-term owner-occupiers at 56 Beverly Road. However, if you require further information, please let me know.

Best wishes.

Chris

Councillor Chris Wills (he/him)
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: 07970 395030

From: Robert Tyrer <robert.tyrer@manchester.gov.uk>
Sent: 22 October 2025 14:45
To: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Cc: Becky Chambers <cllr.becky.chambers@manchester.gov.uk>
Subject: Re: Planning application 144138/LE/2025

Dear Councillor,

Would you be able to send that the information so I can review it?

If the information is relevant and raises doubt about the claims being made, we would inform you before raising any formal questions regarding the use or the details provided with the applicant.

Regards

Robert Tyrer

Planning Officer
Development Management Compliance Team
Planning, Building Control and Licensing
Directorate: Growth and Development

Telephone (external): 0161 234 4068
Telephone (internal): 801 34068
Email:- Robert.Tyrer@manchester.gov.uk

Web Site:- www.manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

Please consider the environment before printing an e-mail

From: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Sent: Wednesday, October 22, 2025 14:34
To: Robert Tyrer <robert.tyrer@manchester.gov.uk>
Cc: Becky Chambers <cllr.becky.chambers@manchester.gov.uk>
Subject: Re: Planning application 144138/LE/2025

Dear Robert

Many thanks for replying to my email. To clarify, the property at 56 Beverly Road was owned and occupied for many years by Mr Geoff and Mrs Carole Daniels, a married couple, along with their sons. Mr and Mrs Daniels passed away in December 2022.

I have email correspondence which confirms that Mr and Mrs Daniels lived at this address, but would need to redact this for data protection reasons, before forwarding it on to you, if it is to be shared with the applicant.

Best wishes.

Chris

Councillor Chris Wills (he/him)
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: [07970 395030](tel:07970395030)

From: Robert Tyrer <robert.tyrer@manchester.gov.uk>
Sent: Wednesday, October 22, 2025 2:17:52 pm
To: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Cc: Becky Chambers <cllr.becky.chambers@manchester.gov.uk>
Subject: Re: Planning application 144138/LE/2025

Dear Councillor,

Thank you for your email. I note your objection to the above lawful development certificate application.

These type of applications for lawful development certificate differ from other types planning applications in that the planning merits of the proposal are not considered at any stage. Instead, only the facts of the case and the relevant planning law are assessed to determine whether the specific matter is or would be lawful.

In this case the applicant needs to demonstrate that the use of property commenced more than ten years prior to the date of the application and continued without a significant break for ten years.

I would be grateful if you could clarify your comment that the property was “*formerly a family home inhabited by a much-loved local couple who very sadly passed away in 2022.*” Does this mean the property was in use as a family home up to and including 2022? If so, do you have any evidence to support this?

Please note that where we receive information or evidence that contradicts the applicant’s claim that the property has been in use as an HMO, we are required to share it with the applicant. As they must be given the opportunity to respond and, if necessary, provide counter-evidence.

Regards

Robert Tyrer

Planning Officer

Development Management Compliance Team

Planning, Building Control and Licensing

Directorate: Growth and Development

Telephone (external): 0161 234 4068

Telephone (internal): 801 34068

Email:- Robert.Tyrer@manchester.gov.uk

Web Site:- www.manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

Please consider the environment before printing an e-mail

From: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Sent: Friday, October 17, 2025 14:27
To: Robert Tyrer <robert.tyrer@manchester.gov.uk>
Cc: Becky Chambers <cllr.becky.chambers@manchester.gov.uk>
Subject: Planning application 144138/LE/2025

Dear Robert

I am emailing on behalf of myself and Councillor Becky Chambers, regarding the above application for use of property as a house in multiple occupation (Use Class C4) at 56 Beverly Road.

Residents have raised numerous concerns with us previously about this property – formerly a family home inhabited by a much-loved local couple who very sadly passed away in 2022 – being used as a HMO without permission. When the present owner bought the property, we were assured that it would continue to be used as a family home. Clearly the owner was being dishonest, both with us and with your colleagues in Planning.

Please see for reference the attached email from Councillor Chambers dated 17 July. I am not sure if she ever received a response to this. I don't believe I received a response to my email dated 1 July to colleagues in Planning Compliance – this is also attached.

We do not support this application. There is already a high concentration of HMO properties in this part of Manchester.

Many thanks and best wishes.

Chris

Councillor Chris Wills (he/him)
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: 07970 395030

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APPENDIX 10

Carole and Geoff Daniels - 56 Beverly Road

From [REDACTED]
Date Sat 31/12/2022 17:46
To Chris Wills <cllr.chris.wills@manchester.gov.uk>

You don't often get email from gdaniels215@gmail.com. [Learn why this is important](#)

Dear Chris,

I am afraid I have some sad news about my mother and father, Carole and Geoff Daniels. Both contracted COVID and Strep A early December and despite the best efforts of the MRI both passed away, my father on 10th December and my mum on Christmas Eve after a two week fight in ICU.

I wanted to let you know as I know you had many dealings with them down the years.

Kind Regards,

[REDACTED]

APPENDIX 11

Re: Installation of steps at 56 Beverly Road, Ladybarn

From DFA Feedback <DFAFeedback@manchester.gov.uk>

Date Tue 02/08/2022 10:49

To Chris Wills <cllr.chris.wills@manchester.gov.uk>

Cc DFA Feedback <DFAFeedback@manchester.gov.uk>

Thanks for letting me know Cllr Wills, I will get our systems updated.

Kind Regards
Elaine Thomas

Manchester Feedback and Complaints Service
Performance and Intelligence
External Tel: 0161 234 3012
Internal Tel: 801 31826 (Elaine) / 34031 (Frances)

From: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Sent: 02 August 2022 09:37
To: DFA Feedback <DFAFeedback@manchester.gov.uk>
Cc: Michelle Penty <Michelle.Penty@manchester.gov.uk>
Subject: Re: Installation of steps at 56 Beverly Road, Ladybarn

Dear Elaine

Many thanks for this. I did not receive this response previously, as it was sent to the old version of my councillor email address, which is no longer valid.

I will let Mr and Mrs Daniels know.

Best wishes.

Chris

Councillor Chris Wills
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: 07970 395030

From: DFA Feedback <DFAFeedback@manchester.gov.uk>
Sent: Tuesday, August 2, 2022 9:27:07 AM
To: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Cc: Michelle Penty <Michelle.Penty@manchester.gov.uk>
Subject: Re: Installation of steps at 56 Beverly Road, Ladybarn

Dear Cllr Wills

Thank you for your email, our response was sent to you on 27 July 2022, I have attached this below for your information.

Kind Regards
Elaine Thomas

Message to the Customer - Send to cllr.c.wills@manchester.gov.uk Sent by Elaine Thomas on 27/07/2022 12:08:42

[Open Unformatted](#)

[Resend](#)

[Remove](#)

Please see response to your enquiry below, sent on behalf of Bernadette Enright, Director of Adult Social Services

Dear Cllr Wills

Mr and Mrs Daniels, 56 Beverley Road, Ladybarn, M14 6TG

Thank you for your correspondence dated 22 July 2022 on behalf of the above constituent.

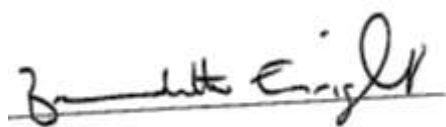
I can confirm that the minor adaptations assessed for in relation to the steps were ordered on 28 June and the work will commence on Monday 1 August. The contractor will be making contact with Mr and Mrs Daniels to discuss this with them.

I understand that the Contractors we use batch their work into residential areas and this has resulted in the short delay experienced by Mr & Mrs Daniels. However, communication should have been better with Mr & Mrs Daniels, and, I have requested the Senior Technical Officer at Manchester Equipment and Adaptations Partnership to speak to the contractors to discuss this impact this has had on our citizens.

I apologise for the delay and poor communication, and would be grateful if you could pass this onto your constituent.

I hope this answers your enquiry, but if you or your constituent require any further assistance in this matter please do not hesitate to contact me.

Yours sincerely



Bernadette Enright,
Director of Adult Social Services

Manchester Feedback and Complaints Service
Performance and Intelligence
External Tel: 0161 234 3012
Internal Tel: 801 31826 (Elaine) / 34031 (Frances)

From: Chris Wills <cllr.chris.wills@manchester.gov.uk>
Sent: 02 August 2022 09:18
To: DFA Feedback <DFAFeedback@manchester.gov.uk>
Cc: Michelle Penty <Michelle.Penty@manchester.gov.uk>
Subject: Re: Installation of steps at 56 Beverly Road, Ladybarn

Just following up as I have not had a response to my email sent on 22 July. Please could someone respond today with an update on this.

Many thanks.

Chris

Councillor Chris Wills
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: [07970 395030](tel:07970395030)

From: Chris Wills
Sent: Friday, July 22, 2022 9:18:22 AM
To: DFA Feedback <DFAFeedback@manchester.gov.uk>
Cc: Michelle Penty <Michelle.Penty@manchester.gov.uk>
Subject: Installation of steps at 56 Beverly Road, Ladybarn

I am emailing regarding the above. The residents, Mr and Mrs Daniels, had two visits in June (the first of which was from [REDACTED]) to measure for steps at the back and front of their house. These are needed due to Mr Daniels having mobility issues.

Following the second visit on 23 June, Mr and Mrs Daniels were told that a contractor would be visiting in two weeks' time to do the work. Four weeks on, however, and there has been no contractor visit, and no works have been started. They have had no communication from the Council either.

Mr and Mrs Daniels are understandably concerned that the job has fallen by the wayside. I am also concerned, and would appreciate someone getting back to me with an update, along with a timescale for the works to be done.

Many thanks and best wishes.

Chris

Councillor Chris Wills
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: 07970 395030

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APPENDIX 12

Fwd: Missed collection

From Carole Daniels <carole.ladybarn@gmail.com>
Date Fri 28/08/2020 18:56
To Chris Wills <cllr.chris.wills@manchester.gov.uk>

Hi again Chris, the communal black bin behind 54 wasn't emptied on Wednesday and it hasn't been collected this morning either and bags are now piling up around the base!
Would you please intervene once again as Biffa don't seem to be up to the job.
Cheers Carole
Sent from my iPhone

Begin forwarded message:

From: Councillor Chris Wills <Cllr.c.wills@manchester.gov.uk>
Date: 3 August 2020 at 18:13:53 BST
To: Carole Daniels <carole.ladybarn@gmail.com>
Subject: Re: Missed collection

Hi Carole

Thanks for getting in touch with me about this. As you've probably seen I am away at the moment, so you may have subsequently been in touch with Rebecca. In case not, I've referred it to the Neighbourhood team for investigation. Hope this gets sorted.

Hope you and Geoff are keeping safe and well.

Best wishes.

Chris

On Mon, 3 Aug 2020 at 13:41, Carole Daniels <carole.ladybarn@gmail.com> wrote:

Hi Chris,
Hope you're keeping safe and well. Just wondered if you could help with the attached? The problem is with the communal bins at the rear of 54 Beverly Road not ours but difficult to enter that info on the form! However, what I am trying to get to is all the communal bins at the rear of 36 Beverly and 34 Beverly are being collected on a regular basis but for around 10-14 days those at 54 Beverly are not. The black and blue bins are overflowing into the entry now and starting to smell and have once again been omitted from the run this morning.
If you can explain to someone, I would be extremely grateful.
Kind regards,
Carole ([56 Beverly Road](#))
Sent from my iPhone

Begin forwarded message:

From: Manchester City Council <contact@manchester.gov.uk>
Date: 3 August 2020 at 11:35:03 BST
To: Carole Daniels <carole.ladybarn@gmail.com>
Subject: Missed collection

Dear Sir/Madam

Thank you for reporting this problem.

Your reference number: CRM-416-5458

Address: 56 Beverly Road Manchester M14 6TG

We are sending you approved rubbish bags to use until your next scheduled collection. Please put them next to your bin on your next collection day. You should receive these within the next five working days.

You can check when your next collection is due online – www.manchester.gov.uk/bincollections

Kind regards

Manchester City Council

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--

Councillor Chris Wills
Labour & Co-operative Member, Withington Ward
Lead Member for LGBT+ Men
Tel: 07970 395030

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APPENDIX 13



56 beverly road Planning permission

From [REDACTED]

Date Thu 25/01/2024 19:42

To Chris Wills <cllr.chris.wills@manchester.gov.uk>

Hi Chris hope you are well. You may be aware that Geoff and Carole Daniels house is up before the planning committee not sure when but I have seen the plans of the new owners and I have grave concerns. I thought that if it was a family house before it could not become a student accommodation. These plans seem to me to be a classic Student HMO layout. I thought this was supposed to be banned. We at present have had enough of Students on our road. The problems you have to endure at times is not acceptable. We have problems with parking etc. This house will just be a block of flats and alter the landscape of BEVERLY Road. The reference is 138929/FH/2023. Please will you see what you think and when this is up at the Council. Regards
[REDACTED]

APPENDIX 14

Quick Search

Advanced Search

Drag a column here to group by this column.

	Name	Application	Reference	Secondary Reference	Address	Status	Information	Additional Reference
	Contains: ▾	Contains: ▾	Contains: ▾	Contains: ▾	Contains: ▾	Contains: ▾	Contains: ▾	Contains: ▾
→	EXORS GEOFFREY DANIELS	Council Tax	500632415	0149860	56 BEVERLY ROAD MANCHESTER M14 6TG	Non Live	01.04.2013 - 10.12.2022	
	MR . ABDO	Council Tax	520881000	0149860	56 BEVERLY ROAD MANCHESTER M14 6TG	Non Live	01.12.2023 - 01.09.2025	
	EXORS CAROLE DANIELS	Council Tax	520238158	0149860	56 BEVERLY ROAD MANCHESTER M14 6TG	Non Live	10.12.2022 - 24.12.2022	
	MR JONATHAN DANIELS	Council Tax	520377967	0149860	56 BEVERLY ROAD MANCHESTER M14 6TG	Non Live	24.12.2022 - 01.12.2023	

My Tasks

My Tasks

My Tasks enables you to

My Messages

Display open tasks from

Next

My Tasks



Total

0



Advanced



Home



Cases



Manage



System



Shortcuts



Help

Application

Details

Council Tax
500632415

Person

Property

Financial

Correspondence

Benefits

Payments

Debt Management

Recent Cases

Alerts (3)

Consolidated - Liable Person Deceased

Bill 26 - Energy Grant 2022 (BACS)

Person

Lead Liable:

Name: EXORS GEOFFREY DANIELS
Add Contact Number
Add New Email Address

Property

Liab From: 0149860
Liab To: 01.04.2013
Address: 56 BEVERLY ROAD
MANCHESTER
M14 6TG
Owned by: MR. ABDO

Financial

Balances:
2026-27: £0.00
Previous Years: £0.00
Net Balance: £0.00
Payments:
Pay Method: Cash 12 monthly on the 21stLast Paid: £-139.00 (DIRECT DEBIT)
Date Paid: 16.12.2022

Correspondence

Sent:
05.01.2023 Adjustment Notice
07.03.2022 DD Bill
08.03.2021 DD Bill

CT1010 - Account Details - 500632415 - Wed 08.04.2026

File Audit Help

Account:

Account: 500632415
Old Acct Ref: 5503028607
Party Ref: 0
Party Type: Citizen
Title: Exors Consent: Unknown
Forename: GEOFFREY
Middle Name:
Surname: DANIELS
Lead Liable: DANIELS, EXORS GEOFFREY
Liable Posn: Resident

Property:

Property: 0149860 S1
From: 01.04.2013 To: 10.12.2022
Address: 56 BEVERLY ROAD
MANCHESTER
Postcode: M14 6TGAbsconded/Deceased: Deceased
Sched Code:
☐ Block online SPD
☐ Block Provisional Arrangements
☐ Block Auto-Refunds
☐ Block DD over the Web☐ Fast Track ☐ Account Alert☐ HB SAR ☐ Employee

Equal Access:

☐ Vulnerable☐ Suppress SPD Verification

Suppressed By: On:

Liable & Forwarding Details

Pay Method & Bal.

Occupancies & History

Misc

Payment Method Details

Current: CSP21 Instalment New DDI New Other

Cash 12 monthly on the 21st

☒ Calc Disc Effective From: 13.01.2023 Paymeth Rec

Previous: DDP21 Direct Debit Old DDIs

DD 12 monthly on the 21st

Swipe Card Details

Requested: None Issue Date:

ACCOUNT BALANCES

Year	Charged	Balance
01.04.2022	1153.76	0.00
01.04.2021	1605.18	0.00
01.04.2020	1533.07	0.00
01.04.2019	1463.12	0.00
01.04.2018	1392.69	0.00
Total	13441.96	0.00

Notes are available

Phone No

Email

Employer/Benefit

Balance

Bill

Notes

Quit



Advanced



Home



Cases



Manage



System



Shortcuts



Help

Application

Details

Council Tax
520238158

Person

Property

Financial

Correspondence

Benefits

Payments

Debt Management

Recent Cases

Alerts (2)

Account - Liabe Person Deceased

Person

Lead Liabe:

Name: EXORS CAROLE DANIELS
[Add Contact Number](#)
[Add New Email Address](#)

Property

Liabe From: 0149860
Liabe To: 10.12.2022
24.12.2022
Address: 56 BEVERLY ROAD
MANCHESTER
M14 6TG
Owned by: MR . ABDO

Financial

Balances:
2026-27: £0.00
Previous Years: £0.00
Net Balance: £0.00
Payments:
Pay Method: Cash 10 monthly on the 21st

Correspondence

Sent:

06.03.2023 Exempt Notice
19.01.2023 Exempt Notice
19.01.2023 Adjustment Notice

CT1010 - Account Details - 520238158 - Wed 08.04.2026

File Audit Help

Account:

Account 520238158
Old Acct Ref
Party Ref 0
Party Type
Title Exors Consent Unknown
Forename CAROLE
Middle Name
Surname DANIELS
Lead Liabe DANIELS,EXORS CAROLE
Liabe Posn Owner

Property:

Property 0149860 \$1
From 10.12.2022 To 24.12.2022
Address 56 BEVERLY ROAD
MANCHESTER
Postcode M14 6TGAbsconded/Deceased Deceased ☐ Block online SPD
Sched Code ☐ Block Provisional Arrangements
☐ Block Auto-Refunds
☐ Block DD over the Web☐ Fast Track ☐ Account Alert☐ HB SAR ☐ EmployeeEqual Access ☐ Vulnerable☐ Suppress SPD VerificationSuppressed By On

Liabe & Forwarding Details

Pay Method & Bal.

Occupancies & History

Misc

Payment Method Details

Current CSM21 Instalment New DDI New Other

Cash 10 monthly on the 21st

☐ Calc Disc Effective From: Paymeth Rec Previous Old DDIs

Swipe Card Details

Requested None Issue Date

ACCOUNT BALANCES

Year	Charged	Balance
01.04.2023	0.00	0.00
01.04.2022	63.84	0.00
Total	63.84	0.00

Notes are available

Phone No

Email

Employer/Benefit

Balance

Bill

Notes

Quit



Advanced



Home



Cases



Manage



System



Shortcuts



Help

Application

Details

Council Tax
520377967

Person

Property

Financial

Correspondence

Alerts (1)

Property Alert - PR - South 1

Person

Lead Liabile:

Name: MR JONATHAN DANIELS
Fwd Address Present
Telephone: 01612248060
Mobile: 07565 611 202
Email: jon.daniels83@outlook.com

Property

Liabile From: 0149860
24.12.2022
Liabile To: 01.12.2023
Address: 56 BEVERLY ROAD
MANCHESTER
M14 6TG
Owned by: MR . ABDO

Financial

Balances:

2026-27: £0.00
Previous Years: £0.00
Net Balance: £0.00

Payments:

Pay Method: Cash 12 monthly on the 28th

Last Paid: £-34.34 (DIRECT DEBIT)

Date Paid: 23.01.2024

Discounts:

Correspondence

Sent:

18.12.2023 Adjustment Notice
15.05.2023 Adjustment Notice
11.04.2023 Adjustment Notice

CT1010 - Account Details - 520377967 - Wed 08.04.2026

File Audit Help

Account:

Account: 520377967
Old Acct Ref:
Party Ref: 0
Party Type:
Title: Mr Consent: Unknown
Forename: JONATHAN
Middle Name:
Surname: DANIELS
Lead Liabile: DANIELS,MR JONATHAN
Liabile Posn: Assumed

Property:

Property: 0149860 S1
From: 24.12.2022 To: 01.12.2023
Address: 56 BEVERLY ROAD
MANCHESTER
Postcode: M14 6TG

Absconded/Deceased:
Sched Code:
☐ Block online SPD
☐ Block Provisional Arrangements
☐ Block Auto-Refunds
☐ Block DD over the Web

☐ Fast Track ☐ Account Alert☐ HB SAR ☐ EmployeeEqual Access:
☐ Vulnerable ☐ Suppress SPD VerificationSuppressed By:
On:
Equal Access:
Suppressed By:
On:
Equal Access:
Suppressed By:
On:

Liabile & Forwarding Details

Pay Method & Bal.

Occupancies & History

Misc

Payment Method Details

Current: CSP28 Instalment New DDI New Other

Cash 12 monthly on the 28th

☒ Calc Disc Effective From: 12.04.2023 Paymeth Rec

Previous: DDP28 Direct Debit Old DDIs

DD 12 monthly on the 28th

Swipe Card Details

Requested: None Issue Date:
Requested: None Issue Date:

ACCOUNT BALANCES

Year	Charged	Balance
01.04.2023	875.33	0.00
01.04.2022	335.18	0.00
Total	1210.51	0.00

Notes are available

Phone numbers are available

Email address is available

Phone No

Email

Employer/Benefit

Balance

Bill

Notes

Quit