MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 192)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of Certificate of Lawful Use or Development

Applicant
Mr Peter Folkman
6 Oakfield Road
Manchester
M20 6XA

Agent
Mr John Walker
Walker Simpson Architects
Atlantic Business Centre
Atlantic Street
Altrincham
WA14 5NQ

Date of Application
2 March 2026

Application No.
145270/LP/2026

First Schedule

Construction of a pergola 2.5m height.

Second Schedule

6 Oakfield Road
Manchester
M20 6XA

Manchester City Council hereby certify that on 2 March 2026 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) The proposed pergola as shown on drawing number 0416-WSA-ZZ-ZZ-DR-A-1251, revision P02, received 13 April 2026, constitutes permitted development in that it complies with the conditions and limitations set out in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 16 April 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

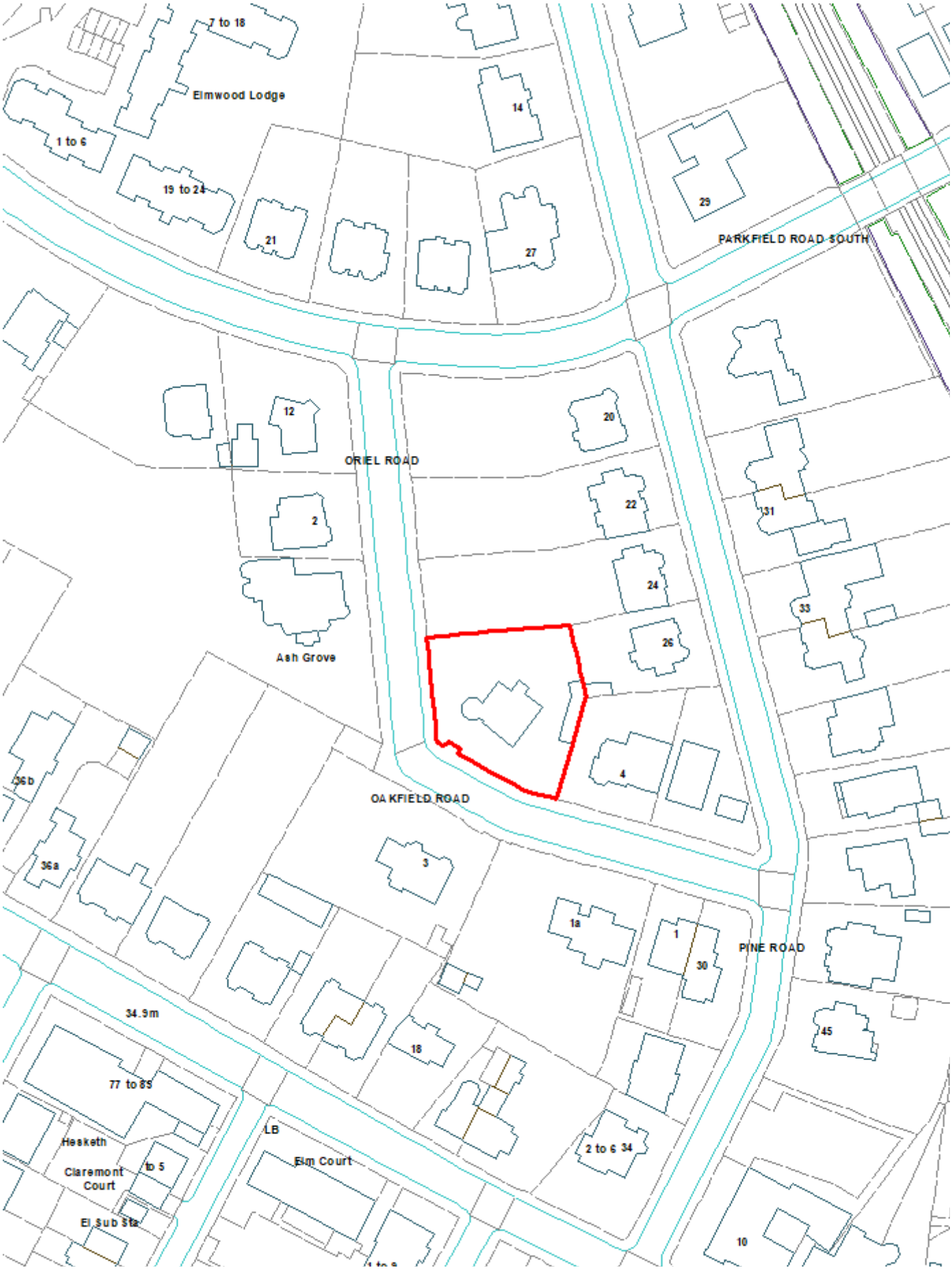
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).

2. This certificate is issued solely to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

3. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



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