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 Balihar Singh
499 Barlow Moor Road
Manchester
M21 8AG

Agent
Andrew Ellis
A.E. Planning Consultants
57 Bollington Road
Macclesfield
SK10 5EJ

Date of Application
16 December 2025

Application No.
144703/LP/2025

First Schedule

Use of the dwellinghouse (Use Class C3a) as a children's care home for up to two young people, with two live-in carers working on a rota basis (Use Class C2).

Second Schedule

19 Beresford Street
Manchester
M14 4SB

Manchester City Council hereby certify that on 16 December 2025 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) Whilst falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), the use of the dwellinghouse (Use Class C3a) as a children's care home for up to two young people, with two live-in carers working on a rota basis (Use Class C2) would not represent a material change from the existing use as a Class C3 dwellinghouse.

Date: 10 February 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

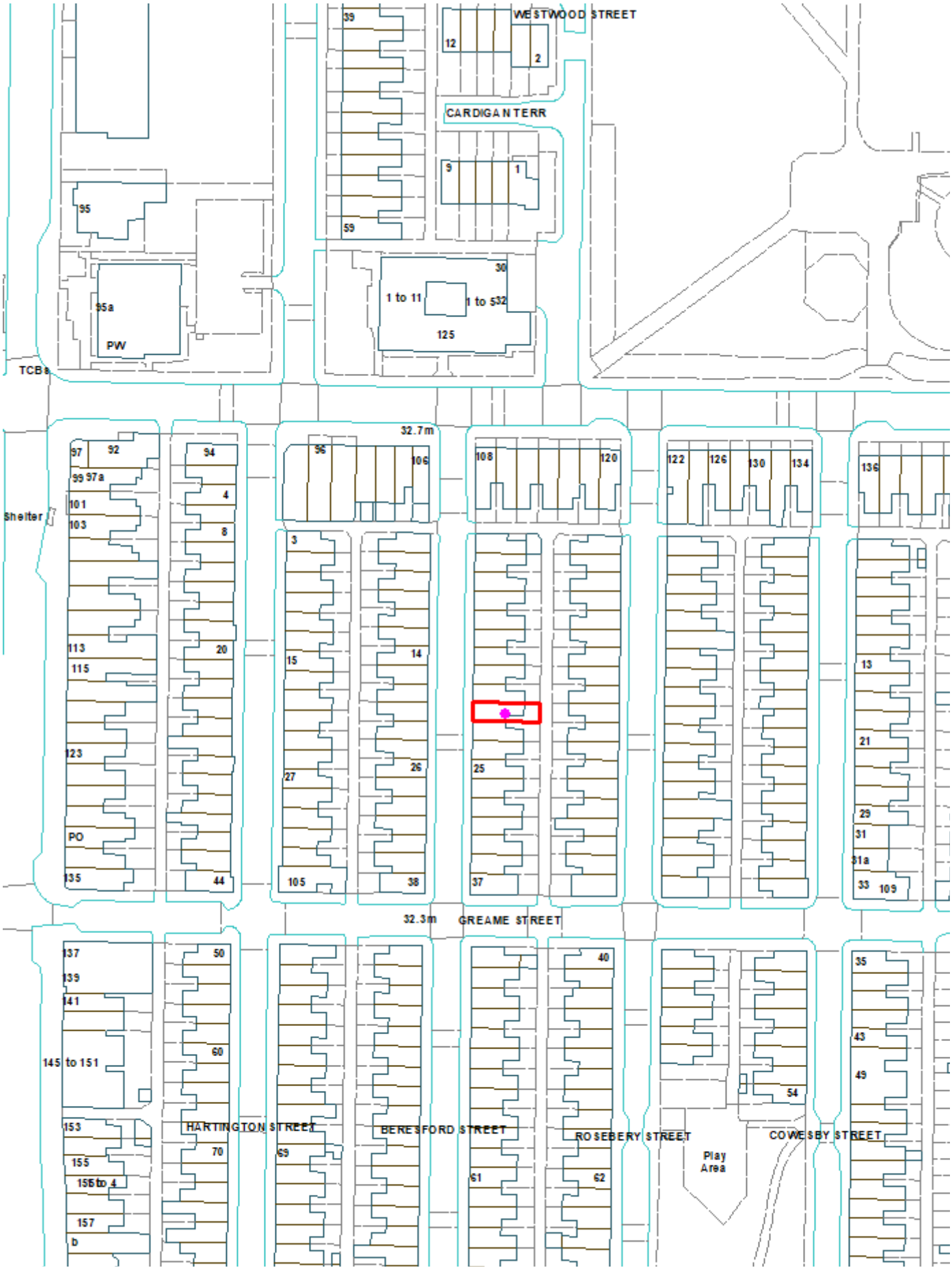
Notes to applicant

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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