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)

Refusal of Certificate of Lawful Use or Development

Applicant
Mr Neville Gouldman
FFT Accountants
31 King Street West
Manchester
M3 2PJ

Agent
Mr Paul Ashton
Paul Ashton Architects Ltd
5 Piccadilly Place
Manchester
M1 3BR

Date of Application
17 October 2025

Application No.
144244/LP/2025

First Schedule

Erection of a two storey in-fill extension for the storage of furniture and maintenance equipment associated with the existing residential units

Second Schedule

South Lodge
224 Middleton Road
Manchester
M8 4NA

Manchester City Council are not satisfied that on 17 October 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) The proposed two storey in-fill extension for the storage of furniture and maintenance equipment associated with the existing residential units would not comply with any Part or Class of the Town and Country (General Permitted Development) Order 2015 (as amended) and is considered to be development as set out Sections 55(1) and 55(1A) of the Town and Country Planning Act 1990 (as amended), and would therefore require planning permission.

Date: 10 December 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

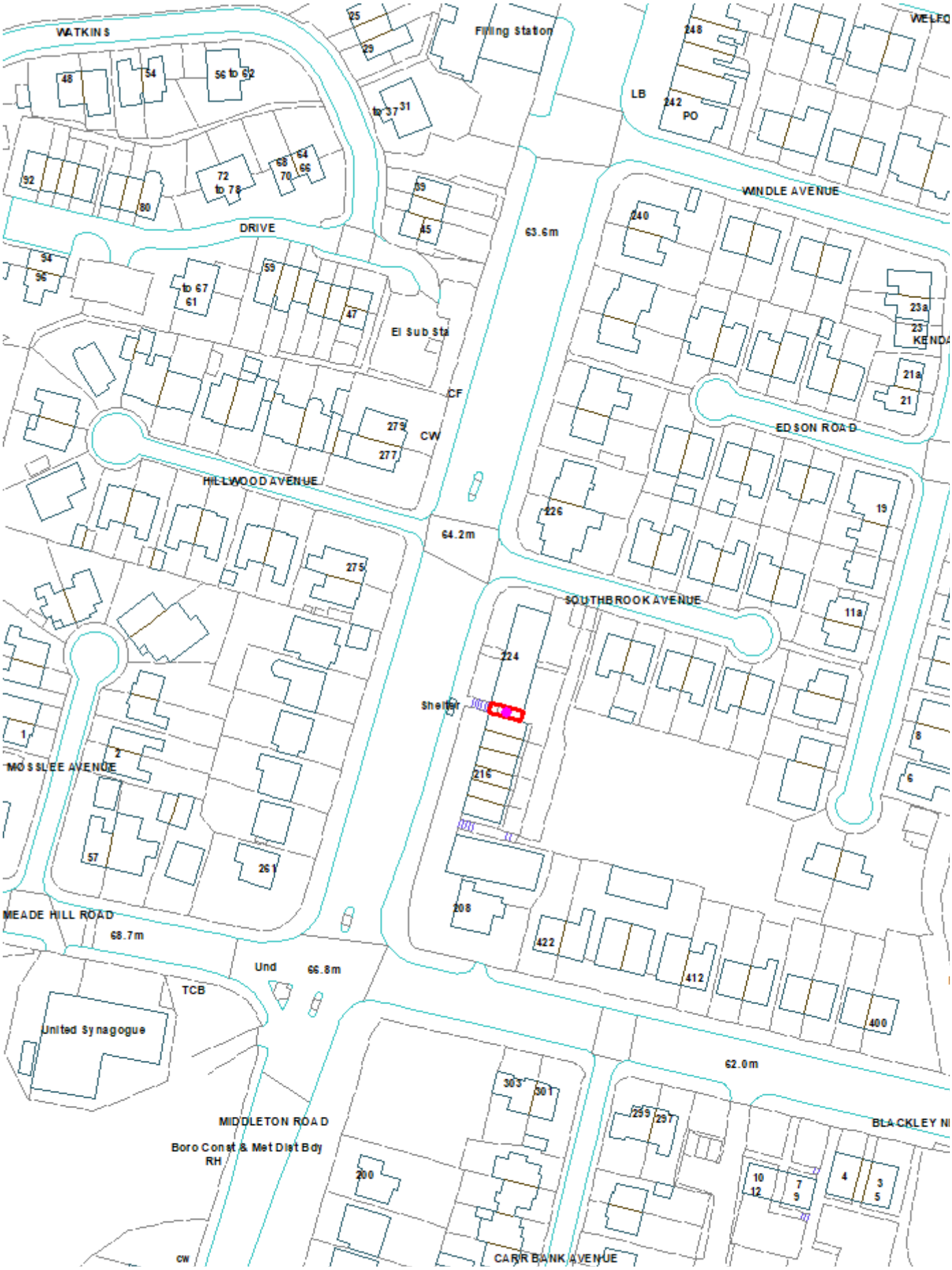
Notes to applicant

1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).

2. There is no deadline for submitting your appeal. The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Gov.uk website – www.gov.uk/planning-inspectorate.

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original application form and any supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.



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