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 O'Brien
23 Wintermans Road
Manchester
M21 7GE

Agent
Mr David Gibson
The Appeals Guy
Bartle House
9 Oxford Court
Manchester
M2 2WQ

Date of Application
13 November 2025

Application No.
144227/LP/2025

First Schedule

Use of dwellinghouse (Use Class C3(a)) to provide a residential care accommodation (Use Class C2) for 1 young person

Second Schedule

23 Wintermans Road
Manchester
M21 7GE

Manchester City Council hereby certify that on 13 November 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 change of use of the dwellinghouse (Use Class C3(a)) to provide a residential care accommodation (Use Class C2) for 1 young person would not be material and would therefore not require planning permission.

Date: 15 January 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

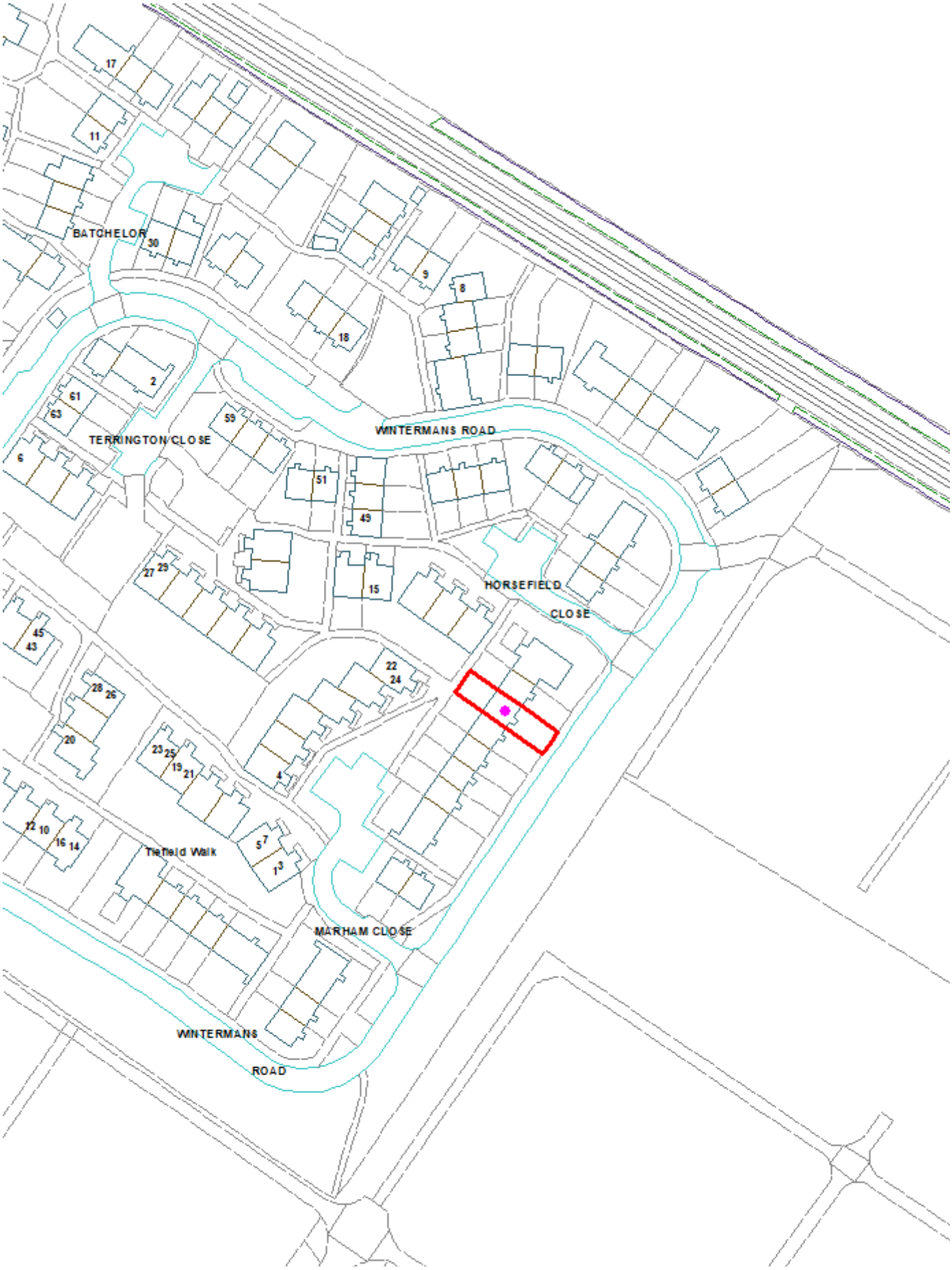
Notes to applicant

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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