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
Noreen Khan
Included Learning
8 Alexandra Road South
Manchester
M16 8ER

Agent
Mr Gordon Kenyon
Kenyon Planning
First Floor
1 Queensway
Manchester
M19 1QP

Date of Application
29 October 2025

Application No.
144288/LP/2025

First Schedule

Erection of 3 No. single storey cabin structures for educational purposes, finished in brick, tile and other materials to broadly match finishing materials of the existing school building.

Second Schedule

8 Alexandra Road South
Manchester
M16 8ER

Manchester City Council are not satisfied that on 29 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) Contrary to the applicant's description of development, the Council considers that the existing and unauthorised cabins within the site are to be relocated, before adding pitched roofs and cladding them with brick slips to all elevations and tiles to their roofs.

Schedule 2, Part 7, Class M of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) allows for the erection, extension or alteration of a school building but these permitted development rights cannot apply retrospectively. In addition, the re-sited cabins will not be constructed using materials which have a similar external appearance to those used for the original school building, which fails to comply with Condition M.2(c). Therefore, the proposed relocation and alteration to the existing and unauthorised cabins is not permitted development and an application for planning permission is required.

Date: 24 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

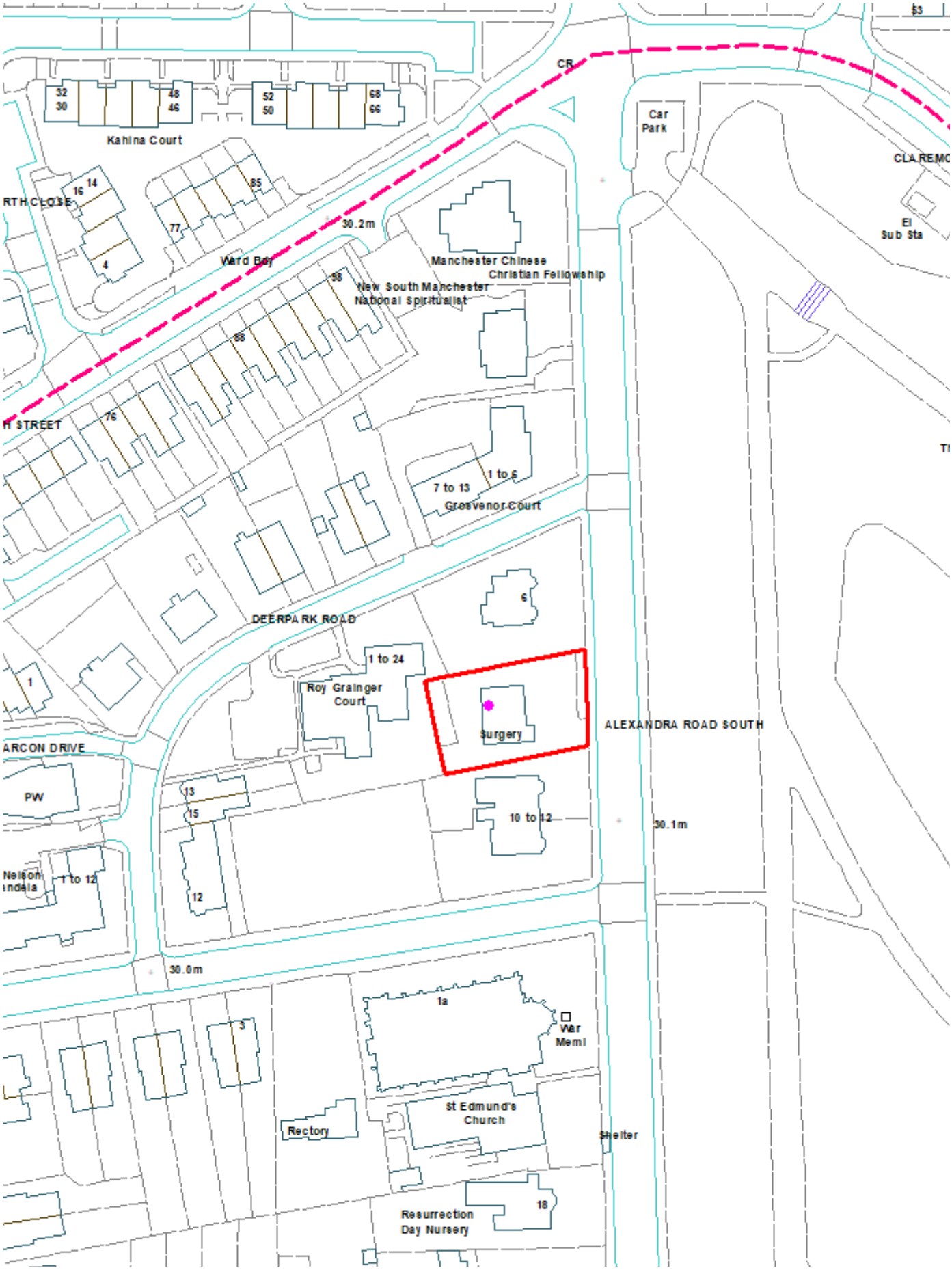
1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).

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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