

**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**

Eckstein  
Newstone Care Ltd  
309 Bury New Road  
Salford  
M7 2YN

**Agent**

Mr Sam Golding  
Gold Sketch Studios Ltd  
55A Bury Old Road  
Prestwich  
Manchester  
M25 0FG

**Date of Application**

26 November 2025

**Application No.**

144616/LP/2025

**First Schedule**

Use of dwellinghouse (Use Class C3) as a children's care home (Use Class C2) for three children.

**Second Schedule**

22 Brendon Avenue  
Manchester  
M40 9DN

Manchester City Council hereby certify that on 26 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) to a children's care home (Use Class C2) for three children would not represent a material change of use and would not require planning permission.

Date: 21 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.

