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 Mohammed UL-Haque
Culina Roc
85 Esmond Road
Manchester
M8 9LX

Date of Application
7 October 2025

Application No.
144033/LP/2025

First Schedule

Change of use of a residential dwelling (Class C3) to a children's home (Class C2) accommodating up to three children. The property will retain its existing layout, which includes two bathrooms, one kitchen, one living room, one dining room, and an office designated for two staff members working shift patterns to provide 24-hour care and supervision. No external structural alterations or extensions are proposed as part of this development.

Second Schedule

85 Esmond Road
Manchester
M8 9LX

Manchester City Council hereby certify that on 7 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) Whilst falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), the use of the dwellinghouse (Use Class C3) as a children's home accommodating up to three children would not represent a material change from the existing use as a Class C3 dwellinghouse.

Date: 1 December 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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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