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 Dave Wood
Arborvitae Care Services Ltd
246 Europa Boulevard
Warrington
WA5 7TN

Date of Application
14 January 2026

Application No.
144682/LP/2025

First Schedule

Use of dwellinghouse (Use Class C3) as a Children's Care Home (Use Class C2) providing care for 1 or 2 children with staff working on a rota basis, with a carer sleeping overnight.

Second Schedule

2B Alders Road
Manchester
M22 8FG

Manchester City Council are not satisfied that on 14 January 2026 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 applicant has failed to demonstrate, with sufficient and precise evidence, that the proposed change of use from a dwellinghouse (Use Class C3) to a children's care home (Use Class C2), is not a material change and that it does not therefore require planning permission.

Date: 9 March 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

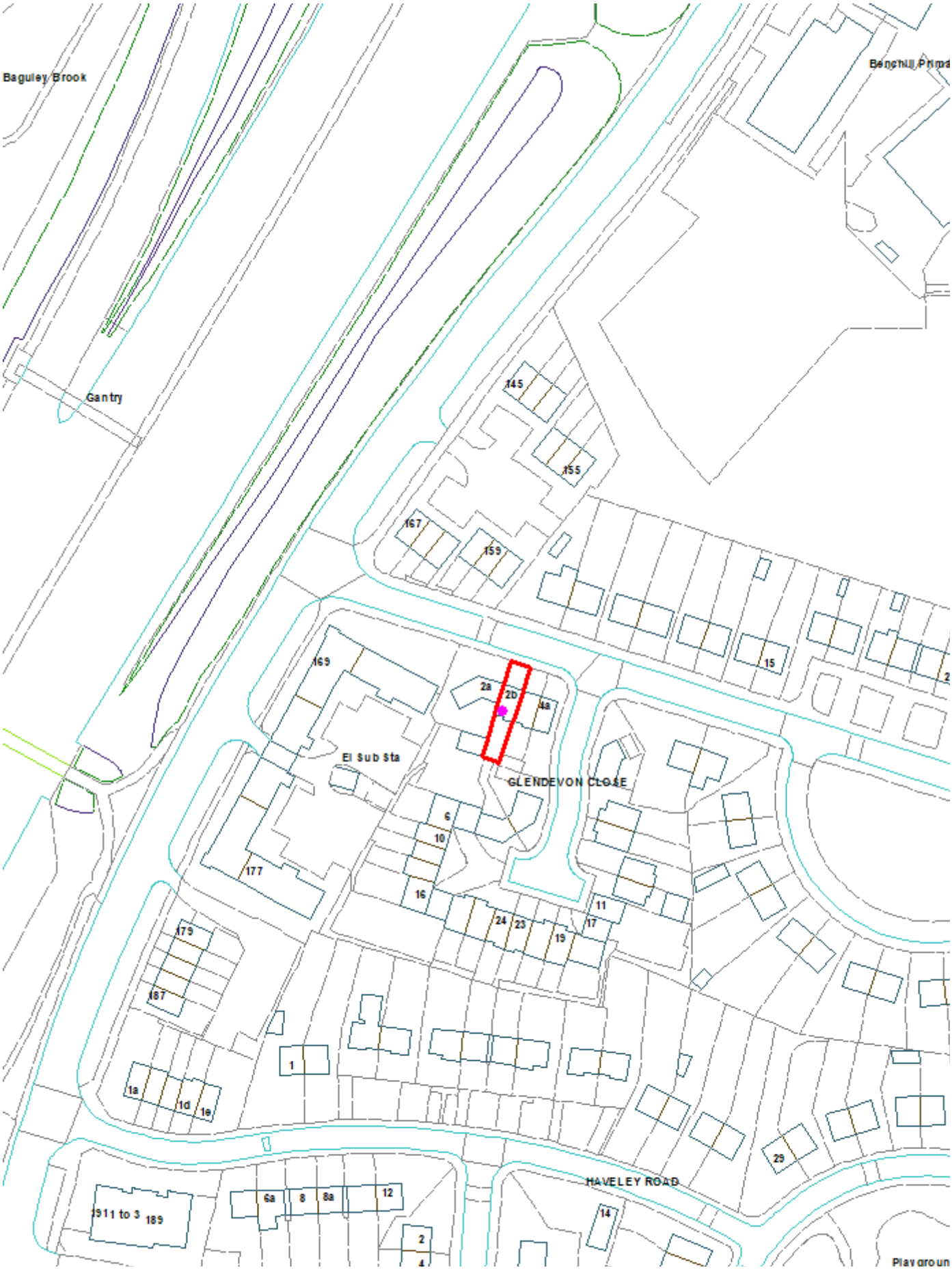
Notes to applicant

1. 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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