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 Simon Flemmings
St. Lawrence's Management Company (No. 2) Limited
Glide Property Management Suite One
3 Exchange Quay
Salford
M5 3ED

Agent
Four Architects
113 Portland Street
Manchester
M1 6DW

Date of Application
11 September 2025

Application No.
143952/LP/2025

First Schedule

Replacement of non-compliant façade materials together with installation of cavity barriers.

Second Schedule

Caminada House
3 St Lawrence Street
Manchester
M15 4DY

Manchester City Council hereby certify that on 11 September 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 proposed works would not amount to operational development as set out in Section 55 of the Town and Country Planning Act 1990 (as amended) and would therefore not require planning permission.

Date: 6 November 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

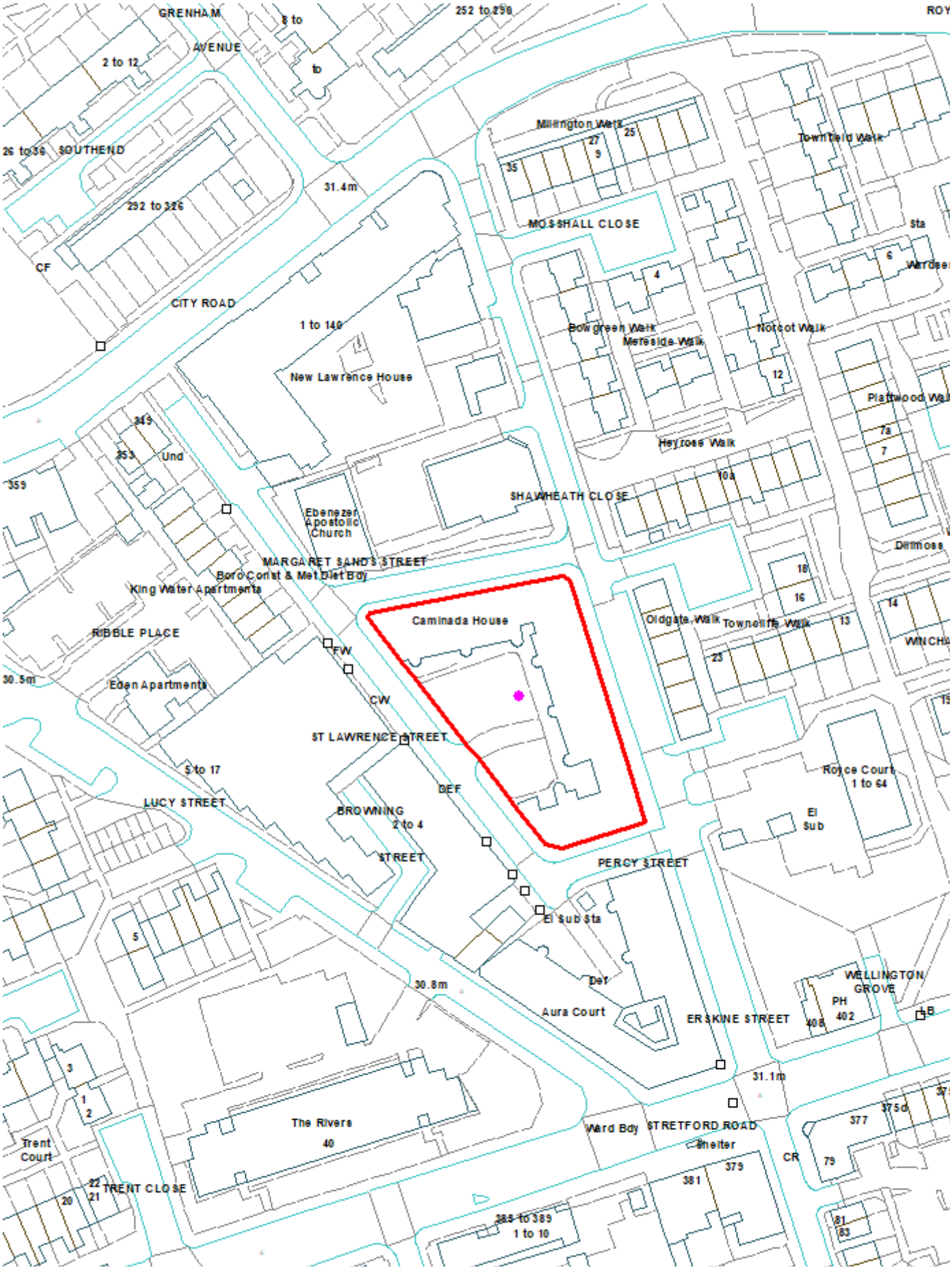
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. 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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