MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 191)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of Certificate of Lawful Use or Development

Applicant
Mrs Somer Mubashir Rana
7 Alness Road
Manchester
M16 8ET

Agent
Mr Saghir Hussain
Create It Studio Architects
3 Stevenson Square
Manchester
M1 1DN

Date of Application
13 November 2025

Application No.
144496/LE/2025

First Schedule

Use of the basement as a self-contained apartment C3 use.

Second Schedule

7 Alness Road
Manchester
M16 8ET

Manchester City Council hereby certify that on 13 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) From the evidence available, and with reference to the relevant planning legislation, Manchester City Council is satisfied that the use is lawful by reason of the said use having begun before 25 April 2024 and has been in existence for a period of 4 years up to the date of this application.

Date: 8 January 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

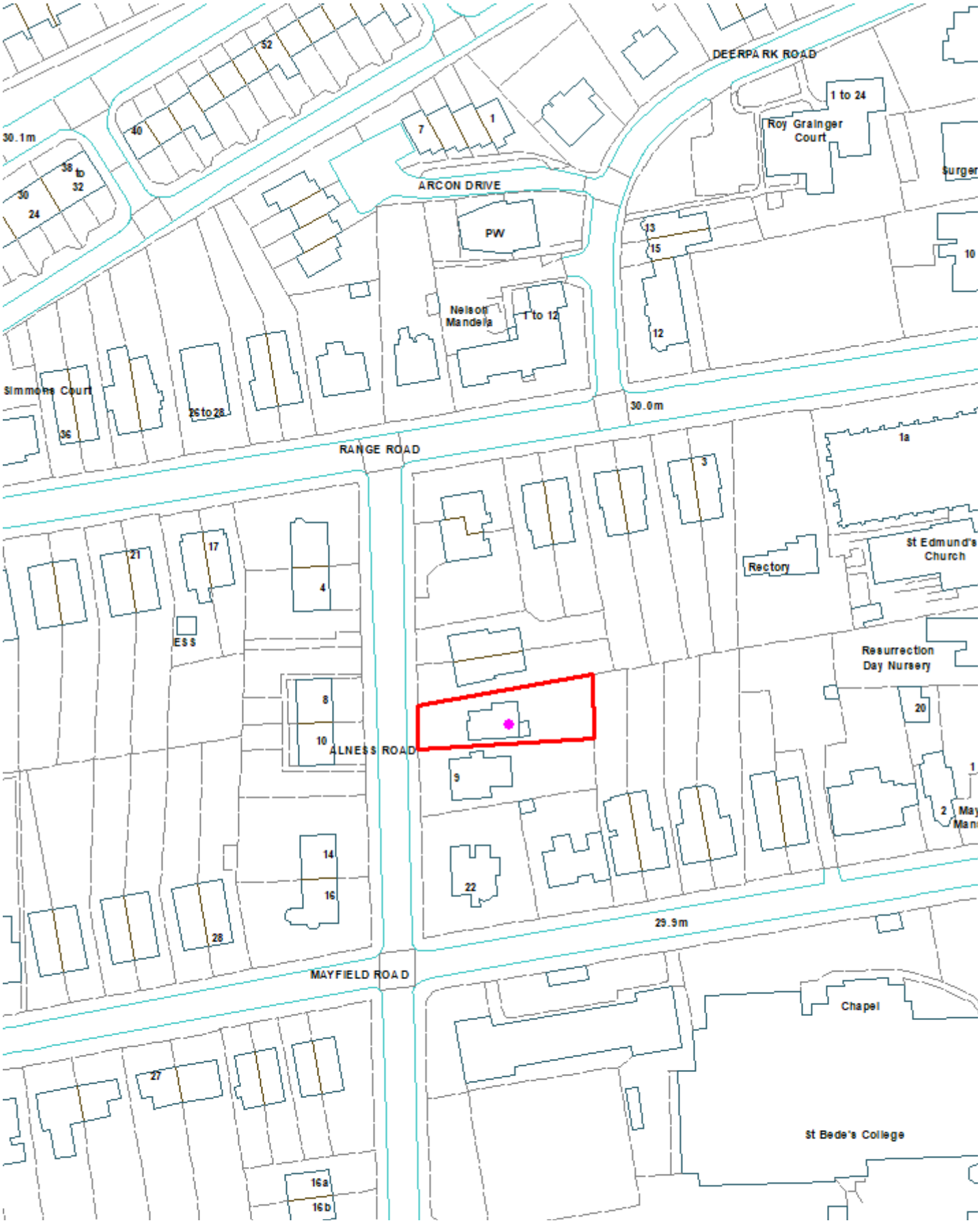
Notes to applicant

1. This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use/operations specified in the First Schedule, taking place on the land described in the Second Schedule, was lawful on the specified date and would not have been liable to enforcement action under Section 172 of the Act on that date.

3. 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.

MANCHESTER CITY COUNCIL



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