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

Application reference:

PLA-2026-000234

Applicant:

Mr Andrew Kelso

Date of application:

07 May 2026

First Schedule

Installation of a new dormer to rear roof, rooflights to front roof slope, and single-storey extension to rear. Solar panels to new flat dormer roof.

Second Schedule

212 MOSELEY ROAD MANCHESTER M14 6PB

Manchester City Council hereby certify that on 07 May 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 proposed rear dormer, as shown on drawings 25 489 CLD100 and 25 489 CLD101, constitutes permitted development. The rear dormer would comply with Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to compliance with the requirements of conditions B.2(a) and B.2(c).

2) The proposed 2no. rooflights as shown on drawings 25 489 CLD100 and 25 489 CLD101, constitutes permitted development. The rear dormer would comply with Part 1, Schedule 2, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

3) The proposed single storey rear extension as shown on drawings 25 489 CLD100 and 25 489 CLD101 constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with the requirements of condition A.3(a).

4) The installation of 16 no. solar panels to the rear roof, as shown on drawings 25 489 CLD100 and 25 489 CLD101 constitutes permitted development in accordance with Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (as amended), subject to compliance with the requirements of condition A.2(c), in so far as the solar panels are removed as soon as reasonably practicable when no longer needed.

Date: 08 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

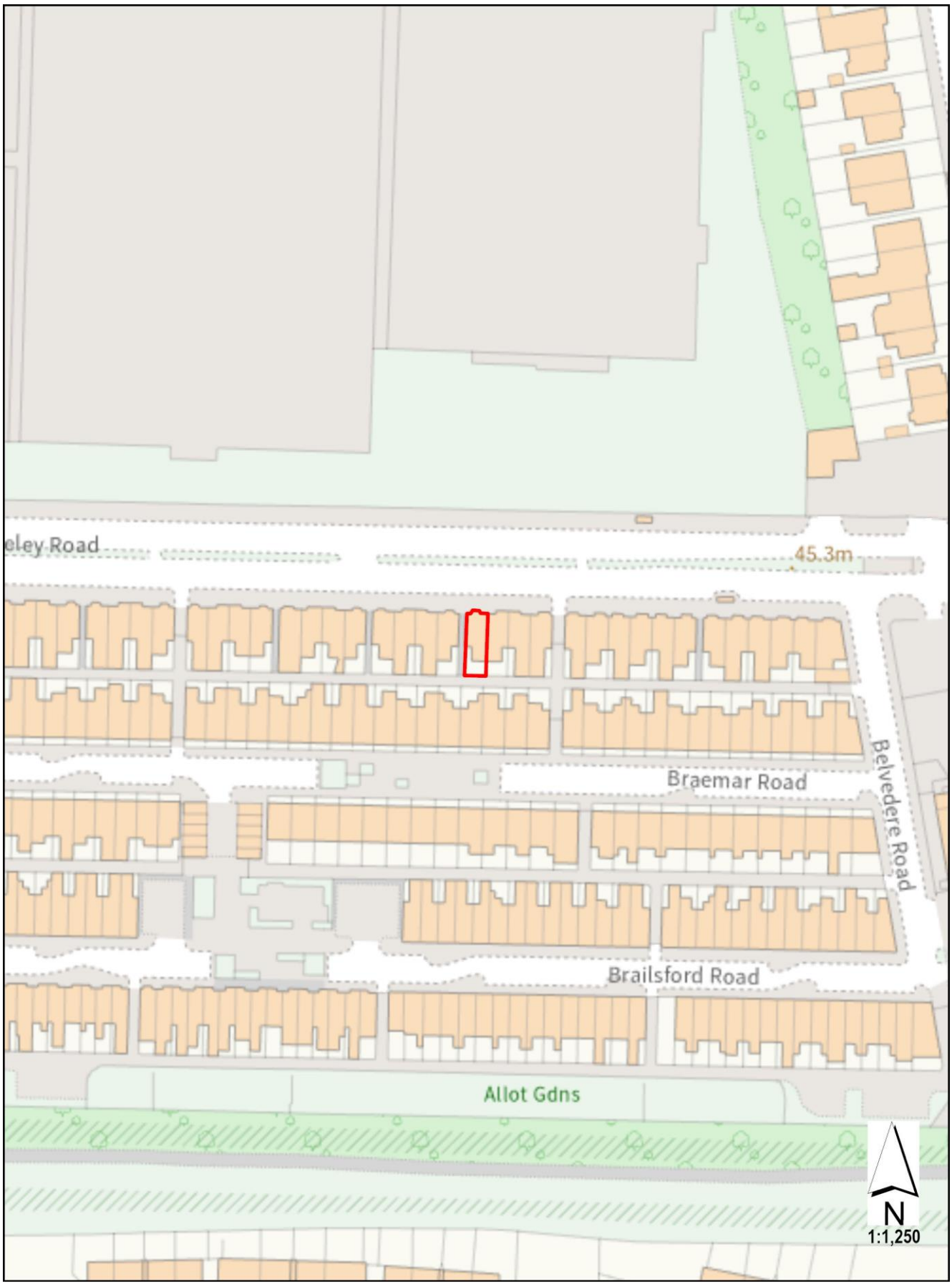
Notes

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.

MANCHESTER CITY COUNCIL



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