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-2026-000660

Applicant:

Alex & Yuliia Reyner

Date of application:

11 June 2026

First Schedule

Conversion of an existing garage into habitable accommodation comprising a study and store.

Second Schedule

12 Mosswood Park Manchester M20 5QW

Manchester City Council hereby certify that on 11 June 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 elevational alterations associated with the conversion of an existing garage into habitable accommodation comprising a study and store, as shown on drawings WD2.2, WD3.2, WD5.3 and WD5.4, comply with Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2) Alterations that affect "only the interior of the building" are not development by reason of section 55(2)(a) of the Town and Country Planning Act 1990, as the garage conversion relates to the interior, this element of the proposal would not require planning permission.

Date: 14 August 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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