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-2026-000854

Applicant:

Mr Jonathan Balls

Date of application:

30 June 2026

First Schedule

Erection of a single-storey detached outbuilding.

Second Schedule

18 Thorneycroft Avenue Manchester M21 7HT

Manchester City Council hereby certify that on 30 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 single storey outbuilding as shown on the submitted drawings titled “Proposed Floor Plan”, “Proposed Side Elevation (near)”, “Proposed Side Elevation (far)”, “Proposed Front Elevation” and “Proposed Rear Elevation” would constitute permitted development and meet the requirements of Part 1, Schedule 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 18 September 2026

Signed:

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

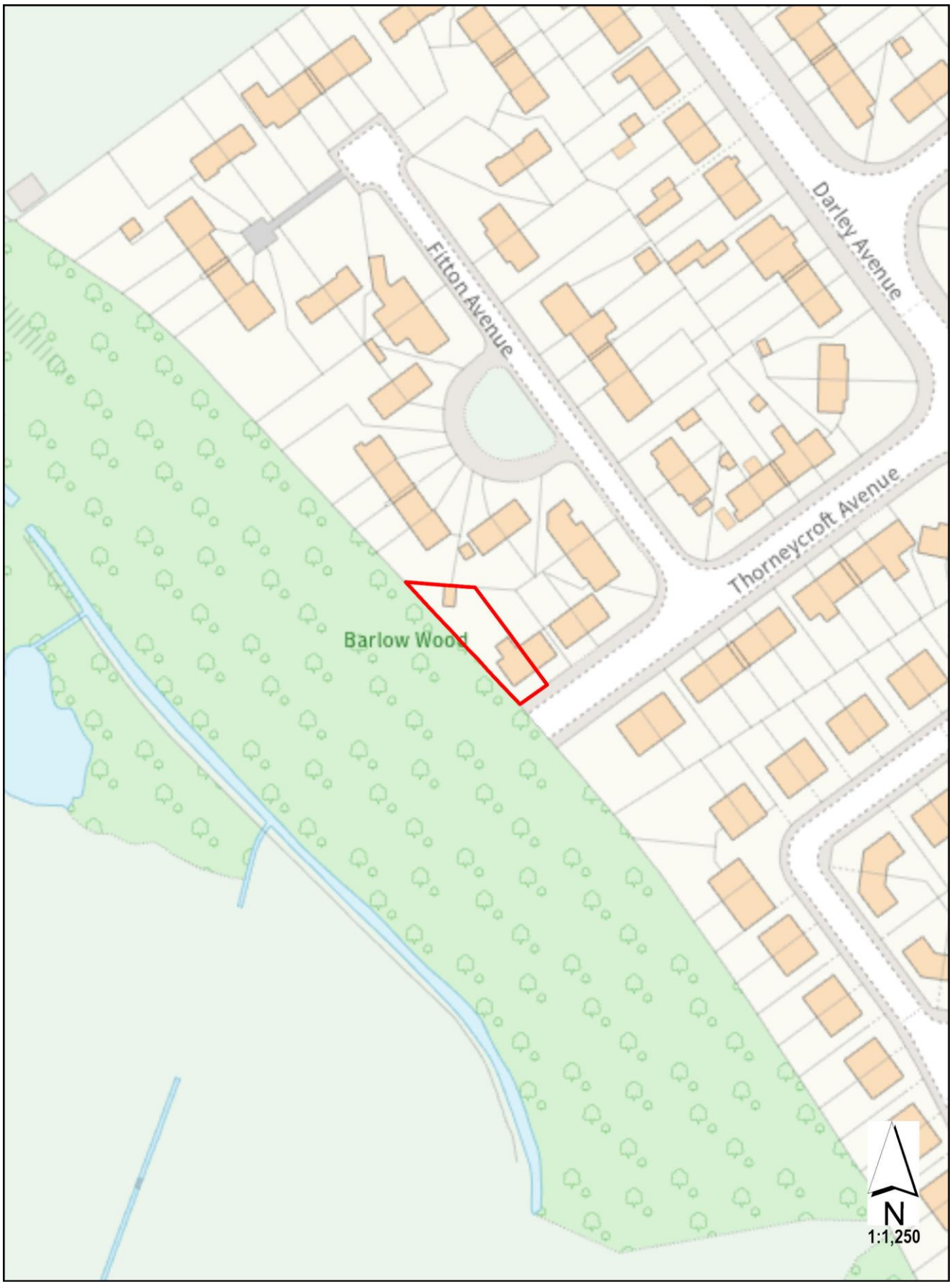
Notes

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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