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

Application reference:

PLA-2026-001085

Applicant:

Mr Andriy Pidopryhora ANRO Properties Ltd

Date of application:

20 July 2026

First Schedule

Use of property as four self-contained residential apartments (use class C3).

Second Schedule

5 Stockton Road Manchester M21 9FB

Manchester City Council hereby certify that on 20 July 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 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 commenced on or before 25 April 2024 and has been in existence for a period of 4 years and up to the date of this application.

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

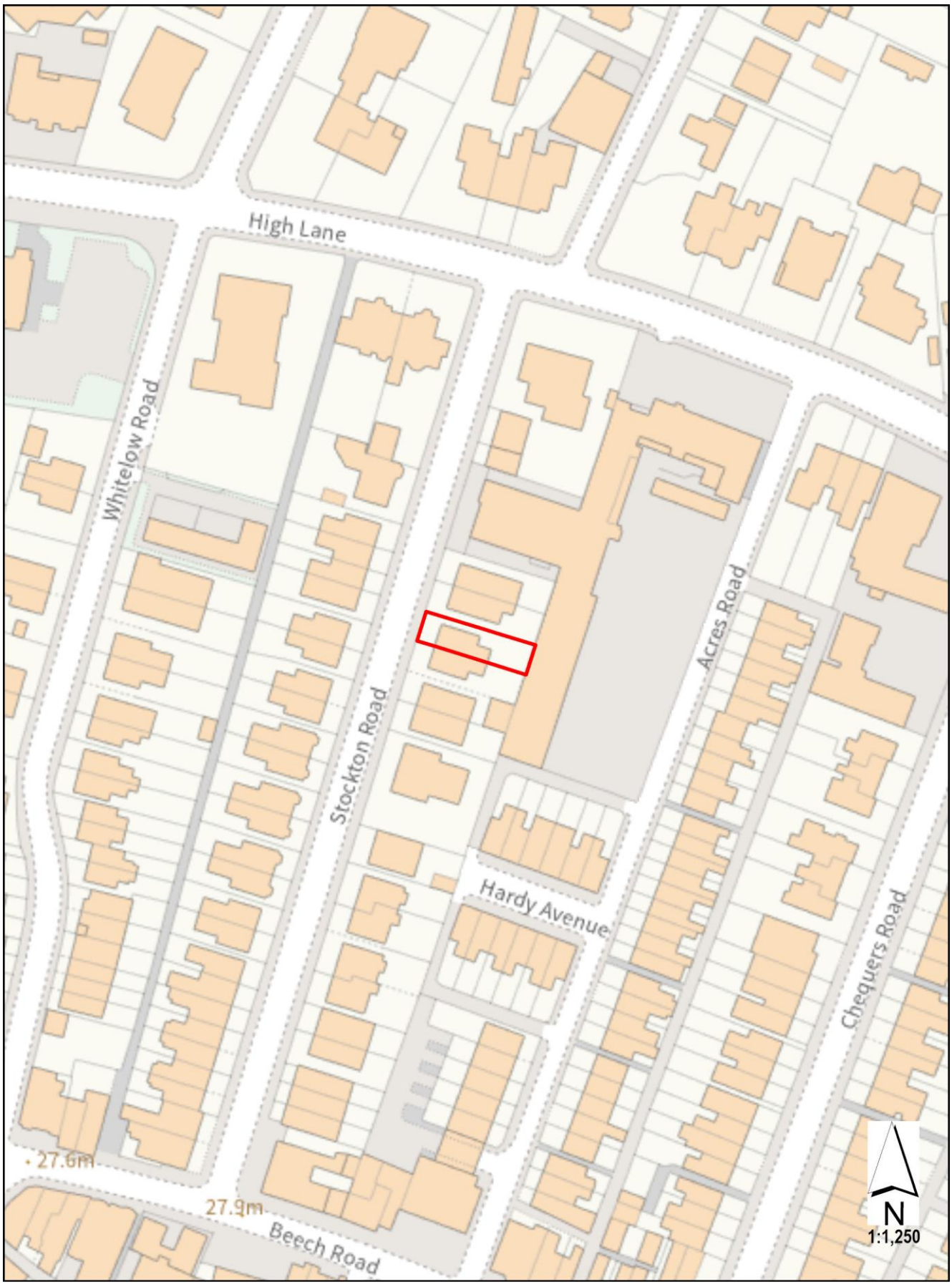
Notes

1. This certificate is issued solely for the purposes of section 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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