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-2026-001507

Applicant:

Ms Usma Hanif

Date of application:

02 September 2026

First Schedule

Retention of an existing detached single-storey garden room within the residential curtilage of the dwellinghouse, used solely for purposes incidental to the enjoyment of the dwellinghouse.

Second Schedule

25 Cochrane Avenue Manchester M12 4WD

Manchester City Council hereby certify that on 02 September 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) The detached single-storey garden room, as shown on drawing 26-0701-R-01 Revision A constitutes permitted development as it complies with the limitations and conditions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The outbuilding must remain for purposes incidental to the enjoyment of the dwellinghouse and by the occupiers of the property known as 25 Cochrane Avenue Manchester M12 4WD.

Date: 29 October 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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