

Town and Country Planning Act 1990 : Section 191 & 192

(as amended by Section 10 of the Planning and Compensation Act 1991)

**Town and Country Planning (General Permitted Development) (England) Order
2015 (as amended)****Certificate of Lawful Use or Development**

Mr Daniel Parker
Flat 2
5 Lancaster Road
Manchester
M20 2TY

Date of Application

4 November 2021

Application No.

131989/LP/2021

The Manchester City Council hereby certify that on 4 November 2021 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and more particularly identified on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

Approved on the basis that the proposed occupation 74 Monica Grove, Manchester, M19 2BW as detailed on the submitted document and drawings stamped as received by the City Council on 21 October 2021, 4 November 2021 and 20 December 2021 and referenced:

- i. Forms relating to an application for a Lawful Development Certificate
- ii. Location plan with a red edge;
- iii. Existing ground and first floor plans Option 2 Drg. No 02 P3 and Proposed second floor plan attached to email from Parkwood Care dated 20 December 2021;
- iv. Document : Quality and Purpose of Care by Parkwood Care;

constitutes a Class C3 (b) use for occupation by up to six people living together as a single household and receiving care as defined by Town and Country Planning (Use Classes) Order 1987 (as amended).

Date: 22 December 2021

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Certificate of Lawfulness

First Schedule

Certificate of proposed lawful development for use of the property for up to 6 residents living together with care provided (Class C3b)

Second Schedule

74 Monica Grove
Manchester
M19 2BW

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule, taking place on the land described in the Second Schedule, is lawful.
3. This certificate is issued solely to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. 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.



