



**Town and Country Planning Act 1990: Section 191
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39**

CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Correspondence Address:	Application Number:
Neil Allen 82 Atwood Road Didsbury M20 6JN	23/00739/CPE
Location	Description of Development
304A-304B Oldham Road Middleton M24 2DP	Certificate of lawfulness for existing use of 304 Oldham Road to two one bedroom self contained flats

This Authority hereby certifies that on 6 July 2023 the use described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate **was LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The use of the building as two self-contained flats is considered lawful by virtue of the provisions of Section 171B of the Town and Country Planning Act 1990, where it is reasonably assumed that the building has been used as two self-contained flats in a continuous period in excess of 4 years.

First Schedule

Certificate of lawfulness for existing use of 304 Oldham Road to two one bedroom self contained flats

Second Schedule

304A-304B Oldham Road
Middleton
M24 2DP

Daniela Ripa
Interim Head of Planning Services

Date: 14 September 2023

Notes

- 1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990**
- 2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and, therefore, was not liable to enforcement action under Part 7 on the 1990 Act on that date.**
- 3. This certificate applies only 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.**