

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:
Alan Chorlton Chorlton Planning Ltd 61 Nudger Green Dobcross OL3 5AW	24/00332/CPE
Location	Description of Development
Highfield House Care Home Manchester Road Heywood OL10 2AN	Application for a certificate of lawfulness in relation to the lawful commencement of development approved under planning reference 17/00886/FUL for demolition of existing rear extension and erection of new two storey rear extension to provide 40 bedrooms, including realignment of site access and formation of additional car parking spaces

This Authority hereby certifies that on 8 April 2024 the matter 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 **were LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

The digging of a trench to accommodate the footings of the development approved by planning permission 17/00886/FUL comprises the lawful commencement of development within the meaning set out within Section 56 of the Town and Country Planning Act 1990.

First Schedule

Application for a certificate of lawfulness in relation to the lawful commencement of development approved under planning reference 17/00886/FUL for demolition of existing rear extension and erection of new two storey rear extension to provide 40 bedrooms, including realignment of site access and formation of additional car parking spaces

Second Schedule

Highfield House Care Home
Manchester Road
Heywood
OL10 2AN

For the avoidance of doubt, the decision relates to the following documents and drawings received 08.04.2024:-

- Application form
- Site Location Plan
- A:2096 April 2024 - Supporting Information
- Copy of decision notice 17/00886/FUL dated 17 February 2021
- Copy of decision notice 23/00792/DOC dated 06 December 2023
- Copy of decision notice 23/01335/DOC dated 16 February 2024
- Appendix 4 - Copy of building regulations application acknowledgement letter (App number 026748)
- Appendices 5 - 6 - Copy of email correspondence with Building Control
- Appendix 7 - Site plan showing extent of initial foundation excavation
- Appendices 8i, 8ii, 8iii - Photographs of foundation trench/excavation

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 matter 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.**