



Town and Country Planning Act 1990: Section 192
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Correspondence Address:	Application Number:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	23/00847/CPL
Location	Description of Development
Electro Appliances Services Summer Street Rochdale OL16 1SY	Certificate of lawfulness for the proposed sub division of industrial unit (B2) into 4 industrial units (B2)

This Authority hereby certifies that on 3 August 2023, the use/operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule and edged in red on the plan attached to this certificate **would be LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

Reasons:

- 1 Both the lawful existing use and proposed use would fall within Use Class B2 under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. In accordance with Article 3(1) of The Town and Country Planning (Use Classes) Order 1987, the use of the building for any other purpose within the same class shall not be taken to involve development of the land.

First Schedule

Certificate of lawfulness for the proposed sub division of industrial unit (B2) into 4 industrial units (B2)

Second Schedule

Electro Appliances Services
Summer Street
Rochdale
OL16 1SY

Daniel Ripa
Interim Head of Planning Services

Date: 13 October 2023

For the avoidance of doubt, the decision relates to the following drawings:-

Location Plan

Statement

Drawing No: 1981/1 - Existing Ground Floor Plan

Drawing No: 1981/2 - Existing Mezzanine Floor

Drawing No: 1981/3 - Existing Elevations and Site Plan

Drawing No: 1981/4 - Proposed Ground Floor Plan

Drawing No: 1981/5 - Proposed Mezzanine Floor

Drawing No: 1981/6 - Proposed Elevations and Site Plan

Notes

- 1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990**
- 2. It certifies that the use/operations specified in the First Schedule to take place on the land described in the Second Schedule would be lawful on the specified date and, therefore, would not be 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/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 are materially different from those 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, 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 are begun, in any of the matters relevant to determining such lawfulness.**