



**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:
Mr Ryan Green JJL Design and Build Crag mount Leigh Lane Bramshal Uttoxeter ST14 5BQ United Kingdom	25/01032/CPE
Location	Description of Development
GXO Former Tesco Stores Ltd Stakehill Industrial Estate Touchet Hall Road Middleton M24 2YX	Certificate of lawfulness for existing use as warehouse and storage use

This Authority hereby certifies that on 9 October 2025 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 for storage and distribution (Use Class B8) is considered lawful by virtue of the provisions of Section 171B of the Town and Country Planning Act 1990, on the grounds the building has been used for such purposes for a continuous period in excess of 10 years.

First Schedule

Certificate of lawfulness for existing use as warehouse and storage use

Second Schedule

GXO
Former Tesco Stores Ltd
Stakehill Industrial Estate
Touchet Hall Road
Middleton
M24 2YX

Melanie Hale

Date: 9 December 2025

Head of Planning Services

The application related to the following plans:

- Location Plan 05_911 Rev P01

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.**