

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

REFUSAL OF CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Correspondence Address:	Application Number:
Mr Mathew Benson Storah Architecture Storah Architecture 46 Halifax Road Todmorden OL14 5QG	24/01177/CPL
Location	Description of Development
Bamford Arms 520 Bury Road Rochdale Rochdale OL11 4DQ	Certificate of lawfulness from public house class E(b) to a proposed children's day care centre Class E(f)

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the use described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this decision.

The use **NOT CONSIDERED TO BE LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The lawful use of 520 Bury Road is a Public House/ Restaurant falling within use class Sui Generis. The change of use from a Public House/ Restaurant (Sui Generis) to a Day Nursery (Use Class E(f)) is not a permitted change and therefore would require an application for planning permission.

First Schedule

Certificate of lawfulness from public house class E(b) to a proposed children's day care centre Class E(f)

Second Schedule

Bamford Arms
520 Bury Road
Rochdale
Rochdale

OL11 4DQ

Melanie Hale
Head of Planning Services

Date: 24 July 2025

Your attention is drawn to the attached notes:

If the applicant is aggrieved by the decision the applicant may appeal to the Secretary of State under section 195 of the 1990 Act (appeals against refusal or failure to give decision on application).