



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:
Mrs Heather Arnell Williams Gallagher Somerset House 37 Temple Street Birmingham B2 5DP United Kingdom	24/01049/CPL
Location	Description of Development
Broadlands Unit B9 Heywood Distribution Park Pilsworth Road Heywood OL10 2TS	Application for a Certificate of Lawfulness Under Section 192 of the Town and Country Planning Act 1990 for the proposed refurbishment of the existing unit comprising partial demolition of the unit, sub-division to 3 units, re-provision of the front elevation wall, creation of a canopy, introduction of new windows and doors, new cladding, repair of retained elevations, revisions to car parking and service yard and dismantling of existing water tank.

This Authority hereby certifies that on 22 October 2024, the 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:

The proposed development constitutes permitted development and meets the requirements of Schedule 2, Part 7, Classes H and J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule

Application for a Certificate of Lawfulness Under Section 192 of the Town and Country Planning Act 1990 for the proposed refurbishment of the existing unit comprising partial demolition of the unit, sub-division to 3 units, re-provision of the front elevation wall, creation of a canopy, introduction of new windows and doors, new cladding, repair of retained elevations, revisions to car parking and service yard and dismantling of existing water tank.

Second Schedule

Broadlands Unit B9
Heywood Distribution Park

Pilsworth Road
Heywood
OL10 2TS

Melanie Hale
Head of Planning Services

Date: 21 January 2025

Notes for applicant:

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

- Location Plan Drawing No BCC-HDP-B9-D09-001
- Existing Block Plan Drawing No BCC-HDP-B9-D01-002
- Existing Topographical Survey Drawing No BCC-HDP-B9-D01-001
- Existing Elevations and Sections Drawing No BCC-HDP-B9-B01-001
- Existing Floor Plan Drawing No BCC-HDP-B9-A01-001
- Proposed Block Plan Drawing No BCC-HDP-B9-D09-002 Rev A
- Proposed Elevations and Sections Drawing No BCC-HDP-B9-B03-001 Rev A
- Proposed Floor Plans – BCC-HDP-B9-A03-001 Rev A

- 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 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from those described or which relate 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.**