

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 M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	23/00265/CPL
Location	Description of Development
Electro Appliances Services 1 Summer Street Rochdale OL16 1SY	Application for a certificate of lawfulness for the proposed sub-division for existing general industrial unit (B2 use) into 4 separate B2 units including formation of new door opening on front elevation

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the use/operations 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/operations are **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 proposal would fall exceed the parameters of Schedule 2, Part 7, Class H of the Town and Country Planning (General Permitted Development) (England) Order 2015. Additionally, the applicant has failed to provide accurate plans to which this certificate of lawfulness relates, by reason of an incorrect location plan and site plan. For both these reasons, a certificate of lawfulness cannot be granted.

First Schedule

Application for a certificate of lawfulness for the proposed sub-division for existing general industrial unit (B2 use) into 4 separate B2 units including formation of new door opening on front elevation.

Second Schedule

Electro Appliances Services
1 Summer Street

Rochdale
OL16 1SY

Daniela Ripa
Interim Head of Planning Services

Date: 22 May 2023

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INFORMATIVE:

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

Location Plan

Existing Elevations and Site Plan

Proposed Elevation and Site Plan

Proposed Ground Floor Plan

Proposed First Floor Plan

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).