



**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:                                                                                                            |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Nigel Longshaw<br>A.J.COCKER ASSOCIATES<br>New Century House<br>176 Drake Street<br>Rochdale<br>OL16 1UP | 23/00616/CPE                                                                                                                   |
| Location                                                                                                 | Description of Development                                                                                                     |
| 43 Bamford Way<br>Rochdale<br>Rochdale<br>OL11 5NB                                                       | Certificate of lawfulness for the proposed commencement of development as approved under planning permission ref: 20/00253/FUL |

This Authority hereby certifies that on 7 June 2023 the operations 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 **were LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

**Reasons:**

The planning permission granted under 20/00253/FUL for the erection of 5 no. detached dwellings, 4 no. detached double garages and associated access road and infrastructure, following demolition of existing dwelling - Resubmission of 19/00593/FUL has been lawfully implemented by virtue of the provisions of Section 56 of the Town and Country Planning Act 1990 (as amended), whereby the works carried out were undertaken within the relevant timescale and constituted a material operation.

**First Schedule**

Certificate of lawfulness for the proposed commencement of development as approved under planning permission ref: 20/00253/FUL

**Second Schedule**

43 Bamford Way  
Rochdale  
Rochdale  
OL11 5NB

Melanie Hale  
**Head of Planning Services**

**Date:** 14 November 2024

INFORMATIVE:

For avoidance of doubt this decision relates to the following plans and documents,

Application Form

Tree Advice In Relation to the development at 43 Bamford Way, Rochdale OL11 5NB

Evidence of Commencement

**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 operations specified in the First Schedule taking place on the land described in the Second Schedule were lawful on the specified date and, therefore, were 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 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.**