



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

Correspondence Address:	Application Number:
Mr Ben Tyrer A2B Lab Supplies 104 Hereford Way Middleton Rochdale M24 2NL	23/00040/CPL
Location	Description of Development
104 Hereford Way Middleton M24 2NL	Application for a certificate of lawfulness for proposed change of use from dog fertility clinic (Class E) to veterinary clinic (Class E)

First Schedule

Application for a certificate of lawfulness for proposed change of use from dog fertility clinic (Class E) to veterinary clinic (Class E)

Second Schedule

104 Hereford Way
Middleton
M24 2NL

This Authority hereby certifies that on 13 January 2023, the use 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:

Both the existing use as a dog fertility clinic and the proposed use as a veterinary clinic fall within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and as such no material change of use would arise.

Daniel Ripa
Interim Head of Planning Services

Date: 10 March 2023

INFORMATIVE:

For the avoidance of doubt, this certificate relates to the following:

Application Form
Location Plan

Notes

- 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 use 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 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.**
- 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.**