



**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:
Ms Leonora Wells 41 Lea Mount Drive BURY BL9 7RR United Kingdom	23/00198/CPE
Location	Description of Development
Land On The North Side Of Hillcrest Road Castleton, Rochdale, OL11 2QE	Application for a certificate of lawfulness (Existing) in relation to the lawful commencement of planning permission D49154 (erection 3 dwellings) enabling completion of works in line with that permission

This Authority hereby certifies that on 27 February 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:

Reason:

The permission granted under 07/D49154 for the erection of 3 dwellings, has been implemented and therefore the construction of the remainder of the dwelling as approved under this permission is hereby lawful by virtue of the provisions of Section 56 of the Town and Country Planning Act 1990. The development of the site has begun, and pre commencement conditions were lawfully discharged prior to works begun on the site, within the time limit stated on the original decision notice.

First Schedule

Application for a certificate of lawfulness (Existing) in relation to the lawful commencement of planning permission D49154 (erection 3 dwellings) enabling completion of works in line with that permission

Second Schedule

Land On The North Side Of Hillcrest Road
Castleton, Rochdale, OL11 2QE

Daniela Ripa
Interim Head of Planning Services

Date: 22 May 2023

INFORMATIVE:

For the avoidance of doubt, this decision relates to the following list of plans:

Location Plan

Block Plan - 499-PL02

Floor Plans - 499-PL03

Elevations - 499-PL04

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 operation 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.**