



**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:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN United Kingdom	25/00663/CPE
Location	Description of Development
Ken Mills Engineering Co New Street Rochdale Rochdale OL12 6NS	Certificate of Lawfulness for existing use of premises as Class E(g) light industrial

This Authority hereby certifies that on 27 June 2025 the use 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 **was LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 Sufficient evidence is available to demonstrate that, on the balance of probability, the building, as shown on the submitted Existing Floor Plans, received on 27th June 2025 of the building known as Ken Mills Engineering Co, New Street, Rochdale, OL12 6NS has been in use as Class E(g)(iii) light industrial for a period of at least 10 years.

First Schedule

Certificate of Lawfulness for existing use of premises as Class E(g) light industrial

Second Schedule

Ken Mills Engineering Co
New Street
Rochdale
Rochdale
OL12 6NS

Melanie Hale
Head of Planning Services

Date: 9 October 2025

This application relates to the following plans:

Site Location Plan

Drawing No: 23.3108.50 - Existing Floor Plans

Drawing No: 23.3108.51 - Existing Elevations

Drawing No: 23.3108.52 - Existing Site Plan

Received on 27th June 2025

The applicant is advised that there are outstanding conditions relating to planning permission 25/00023/FUL.

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 matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and, therefore, was 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.**