



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 OR DEVELOPMENT

Correspondence Address:	Application Number:
JLL One Centenary Way Birmingham West Midlands B3 3AY United Kingdom	25/00099/CPL
Location	Description of Development
Unit M3 Kingsway Business Park James Brindley Avenue Rochdale OL16 4GW	Certificate of lawfulness for installation of windows to ground floor south-facing elevation of warehouse unit

This Authority hereby certifies that on 31 January 2025, the operations 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:

First Schedule

Certificate of lawfulness for installation of windows to ground floor south-facing elevation of warehouse unit

Second Schedule

Unit M3
Kingsway Business Park
James Brindley Avenue
Rochdale
OL16 4GW

Melanie Hale
Head of Planning Services

Date: 25 March 2025

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

- Location Plan - received 03/02/2025
- Existing Site Plan - received 03/02/2025
- Proposed Site Plan - received 10/02/2025

- Existing Ground Floor Plan - Drawing no. 12526-00_100 received 03/02/2025
- Proposed Ground Floor Plan - Drawing no. 2045-00_110 Rev. A received 03/02/2025
- Existing and Proposed South-facing Elevation - Drawing no. 2045-XX_110 Rev. A received 03/02/2025

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 operations 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 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.
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.