ROCHDALE BOROUGH COUNCIL

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:**
Mr Mike Davies MPD Built Environment Consultants Ltd 133 Mill Lane Newton - Le - Willows WA12 8BT	24/00713/CPL
Location	**Description of Development**
131 Tweedale Street Rochdale OL11 3TZ	Application for a certificate of lawfulness for the proposed use of dwelling (C3) as supported living accommodation for a maximum of 6 adults with learning difficulties with two non residents carers (Class C3(b))

This Authority hereby certifies that on 22 July 2024, 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:

1 The proposed use of the building for six adults living together and receiving care would be a change of use within the same class and is not taken to comprise development within the meaning set out within section 55 of the Town and Country Planning Act (1990) and would not require planning permission.

First Schedule
Application for a certificate of lawfulness for the proposed use of dwelling (C3) as supported living accommodation for a maximum of 6 adults with learning difficulties with two non residents carers (Class C3(b))

Second Schedule
131 Tweedale Street
Rochdale
OL11 3TZ

Melanie Hale
Head of Planning Services

Date: 16 September 2024

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

Location Plan - Dated 20th July 2024
Planning Statement - Prepared by MPD Built Environment Consultants Ltd

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.**