

APPLICATION FOR CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

**Town and Country Planning Act 1990: Section 191
(as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) Order
2010: Article 35**

To:

Amanda Olley
Summit Planning Associates Ltd
Unit 17/18
Downs Court Business Centre
The Downs
Altrincham
WA14 2QD

On Behalf Of:

Katarzyna Grobelna
Landmark Realty Group Ltd
49 Briarlands Avenue
Sale
Trafford
M33 4DD

Application Number: 73381

Date of Registration: 30/06/2026

First Schedule

Lawful development certificate for existing use of the existing premises, including existing garage building, for the purpose of short-term let overnight accommodation (Sui Generis Use)

Second Schedule

Summerfield Bungalow, Summerfield Drive, Prestwich, Manchester, M25 9XS

Bury Metropolitan Borough Council hereby gives notice that the application for a certificate of lawfulness for an existing use or operation or activity in breach of a planning condition for the matter described in the First Schedule and in respect of the land specified in the Second Schedule and outlined in red on the plan attached to the application has been **Refused** for the following reason(s):

- 1 The Local Planning Authority is not satisfied, on the balance of probabilities, that the premises and garage building have operated continuously as four self-contained short-term letting units comprising the claimed sui generis use for a period exceeding ten years prior to the application. The submitted evidence contains significant gaps, does not adequately demonstrate the use of each individual unit throughout the relevant period, fails to clearly establish the commencement of the claimed use, and does not define with sufficient precision the planning unit or lawful use for which a certificate is sought. The applicant has therefore failed to demonstrate that the use described was lawful at the date of the application, contrary to Section 191 of the Town and Country Planning Act 1990.

Applicant Plan Numbers:

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", is positioned at the top left of the page.

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On behalf of the Council

Date of Decision: 12/10/2026