

# CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

**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:**

Mr Yoni Mechlowitz  
Debtal Architecture Ltd  
72 Bury New Road  
Prestwich  
Manchester  
M25 0JU

**On Behalf Of:**

Mr Moshe Ostreicher  
88 Wellington Street East  
Salford  
M7 4DW

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**Application Number:** 68945

**Date of Registration:** 03/10/2022

**First Schedule**

Lawful development certificate for existing  
use - Retail shop & 6 Studio apartments

**Second Schedule**

418A Bury New Road, Prestwich,  
Manchester, M25 1BD

Bury Metropolitan Borough Council hereby certifies that on 03/10/2022 the matter described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate is **Lawful Development** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The use described in the First Schedule is deemed to be established and not liable to enforcement action under Section 172 of the Town & Country Planning Act 1990 (as amended) by reason of it existing on site on a continuing basis for four years or more.

**Applicant Plan Numbers:**

001, 002

**Notes to Applicant**

1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter described in the First Schedule and to the land specified in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of 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 development or use materially different from that described or which relate to other land may render the owner or occupier liable to enforcement action.

**NOTES TO APPLICANT**

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for hali", written in a cursive style.

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On behalf of the Council

**Date of Decision:** 24/04/2023