

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

Town and Country Planning Act 1990: Section 192 (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 Mathew Benson
Storah Architecture
46 Halifax Road
Todmorden
OL14 5QG

On Behalf Of:

Mr E Smethurst
Prosperity Children's Services Ltd
8 Venus House
Mercury Rise
Altham Business Park
Accrington, Lancashire
BB5 5BY

Application Number: 72342**Date of Registration:** 02/09/2025**First Schedule**

Lawful Development Certificate for the proposed change of use from residential property (Class C3) to Residential institution (Class C2) for up to two children (up to the age of 18) supported by a maximum of four members of staff working on a rota basis.

Second Schedule

9 Woodhill Vale, Bury, BL8 1AH

Bury Metropolitan Borough Council hereby certifies that on 02/09/2025 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The proposal, described in the First Schedule, is not deemed not to be constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 as the propsoed change of use of 9 Woodhill Road, Bury, BL8 1AH to a residential children's home for up to two children with up to four carers working on a rota basis (Class C2) and operating in full accordance with the details set out in the applicants supporting statement rev A submitted 14/10/25 would not represent a material change of use from the existing Class C3 dwellinghouse use, and would therefore be Lawful Development.

Applicant Plan Numbers:

Existing plans 25-055-010

Proposed plans 25-055-310

Supporting Statement Rev A 14 October 2025

Notes to Applicant

1. This certificate is issued solely for the purposes of Section 192 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.
4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, 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 begun, in any of the matters relevant to determining such lawfulness.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 15/10/2025