

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:

Miss Stacey Duncan
Director
**1192 Rochdale Road
Manchester
M9 6FR**

Application Number: 72469

Date of Registration: 13/11/2025

First Schedule

Second Schedule

Lawful development certificate for proposed use as a children's home for up to two children under the age of 18 (Class C2) in addition to its current use as a residential dwelling (Class C3)

32 Polefield Road, Prestwich, Manchester, M25 2GN

Bury Metropolitan Borough Council hereby certifies that on 13/11/2025 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 use of the premises as a children's home for up to two children with up to two staff working on a rota basis (Class C2) and as set out in the First Schedule below on land outlined in red on plans received on 16 October 2025 (Planning Portal Reference: PP-14402567v1) as set out in the Second Schedule below is considered to be a lawful use and consistent with the provisions of the Town and Country Planning Act 1990: Section 192, as amended.

FIRST SCHEDULE

Use of the premises as a residential children's home for up to two children with up to two staff working on a rota basis (Class C2).

SECOND SCHEDULE

32 Polefield Road
Prestwich
Manchester
M25 2GN

Applicant Plan Numbers:

Location Plan - Planning Portal Reference: PP-14402567v1

Floor Plans

Supporting Statement

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:



.....
On behalf of the Council

Date of Decision: 08/01/2026