

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:

Mrs Helen Binns
Walsingham Planning Ltd
Brandon House
King Street
Knutsford
WA16 6DX

On Behalf Of:

Mrs Helen Binns
Daniel Thwaites
C/O Agent

Application Number: 72997

Date of Registration: 23/03/2026

First Schedule

s192 Lawful development certificate for proposed provision of a moveable structure within the pub beer garden under Part 2 Class G of the Town and Country Planning (General Permitted Development) (England) Order.

Second Schedule

The Eagle & Child, 3 Whalley Road, Ramsbottom, Bury, BL0 0DL

Bury Metropolitan Borough Council hereby certifies that on 23/03/2026 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 Having regard to the submitted plans and current legislation, it is considered that the proposed structure would be 'permitted development' under Part 2 Class G of the Town and Country Planning (General Permitted Development) (England) Order. The proposed structureb would be lawful and planning permission would not be required to site it in the Eagle and Child beer garden.

Applicant Plan Numbers:

Notes to Applicant

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990.
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 'Paul Harris', is written over a dotted line.

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On behalf of the Council

Date of Decision: 14/05/2026