

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 Gary Swarbrick
ELG Planning
Gateway House
55 Coniscliffe Road
Darlington
DL3 7EH

On Behalf Of:

Mr Zeeshan Khockhar
Accurate Care Group Limited
1st Floor Courtlets House
38 King Street West
Manchester
M3 2WZ

Application Number: 72867**Date of Registration:** 17/02/2026**First Schedule****Second Schedule**

Lawful development certificate for proposed
change of use from dwellinghouse Class
C3(a) to home for 3 adults Class C3(b)

19 Holbeach Close, Bury, BL8 1XA

Bury Metropolitan Borough Council hereby certifies that on 17/02/2026 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 The proposal, described in the First Schedule, is not deemed to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and therefore would be lawful.

Applicant Plan Numbers:

Location Plan and Covering Letter received 18th February 2026.

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: 30/03/2026