



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No: 25/00526/CLD

Name and address of applicant

ATE Farms
Moorbarns Lane
Lutterworth
Leicestershire
LE17 4JD

Name and address of agent

Lightwater TPC
10
Kilmorey Park Avenue
CHESTER
CH2 3QU

Date of Receipt: 12 September 2025

Date Valid: 12 September 2025

FIRST SCHEDULE

CERTIFICATE OF LAWFULNESS FOR CONFIRMATION THAT THE FOLLOWING WORKS WOULD BE LAWFUL IF IMPLEMENTED (DEMOLITION OF EXISTING STABLE BUILDING AND ERECTION OF 5 DWELLINGS IN ACCORDANCE PLANNING PERMISSION COUNCIL REFERENCE 19/00469/FUL GRANTED 16 JUNE 2022).

SECOND SCHEDULE

Knowsley Village Stables, School Lane, Knowsley Business Park, Knowsley, L34 9ER

Knowsley Metropolitan Borough Council hereby certify that on 12 September 2025 the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The evidence demonstrates that, on the balance of probabilities, planning permission 19/00469/FUL was lawfully commenced prior to its expiry. The development as carried out accords with the approved plans and conditions and is therefore lawful under section 191 of the Town and Country Planning Act 1990.



Executive Director - PLACE

On Behalf of: Knowsley Metropolitan Borough Council

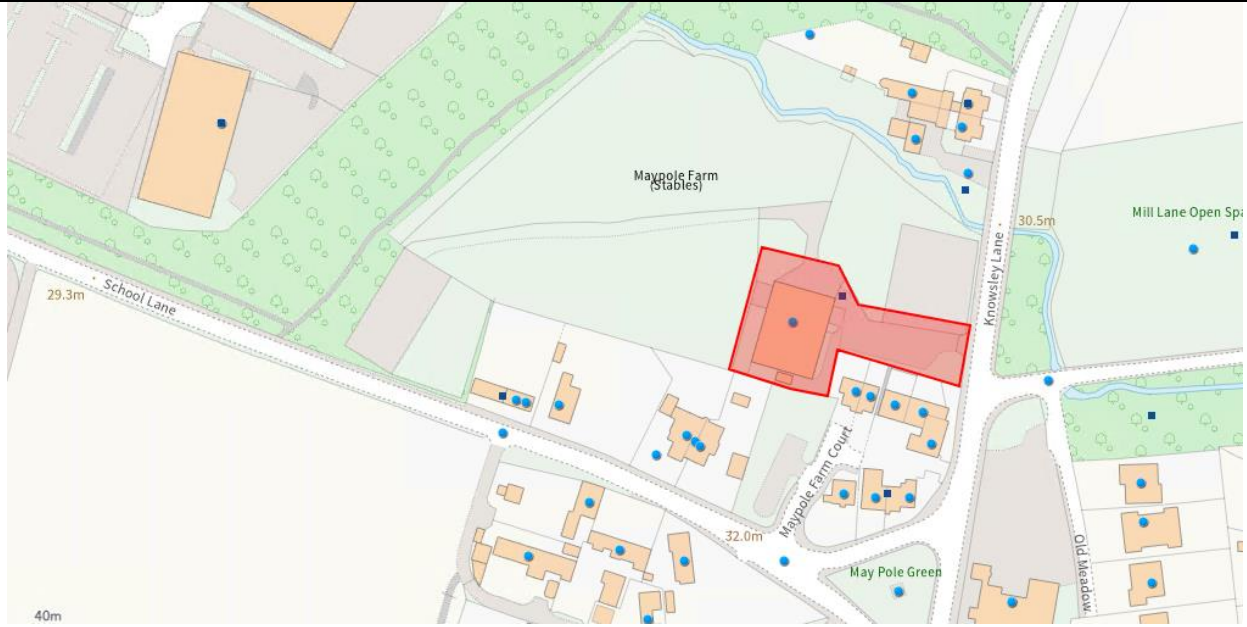
Date: 1 May 2026

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates 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.

CERTIFICATE OF LAWFULNESS FOR CONFIRMATION THAT THE FOLLOWING WORKS WOULD BE LAWFUL IF IMPLEMENTED (DEMOLITION OF EXISTING STABLE BUILDING AND ERECTION OF 5 DWELLINGS IN ACCORDANCE PLANNING PERMISSION COUNCIL REFERENCE 19/00469/FUL GRANTED 16 JUNE 2022).

Knowsley Village Stables, School Lane, Knowsley Business Park, Knowsley



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Dated: 1 May 2026