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: 26/00557/CLD

Name and address of applicant
Sean Geraghty
33 Fairclough Road
Huyton
Knowsley
L36 3UP

Name and address of agent
Stephen Tomlinson
19 Gordon Drive
Broadgreen
Knowsley
L14 7PU

Date of Receipt: 5 November 2026

Date Valid: 5 November 2026

FIRST SCHEDULE

CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED SINGLE STOREY REAR EXTENSION.

SECOND SCHEDULE

33 Fairclough Road, Huyton, Knowsley, L36 3UP

Knowsley Metropolitan Borough Council hereby certify that on 5 November 2026 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 proposal complies with the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative

1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026



Executive Director - PLACE

On Behalf of: Knowsley Metropolitan Borough Council

Date: 16 November 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 LAWFUL DEVELOPMENT FOR A PROPOSED SINGLE STOREY REAR EXTENSION.

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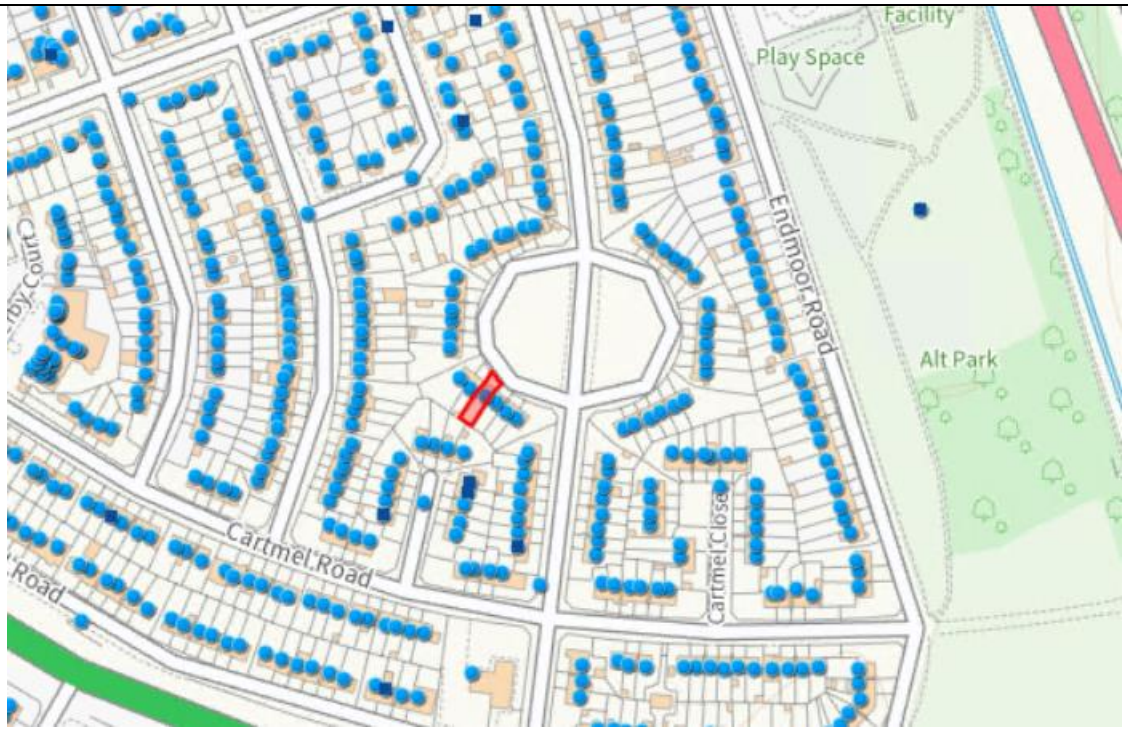

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Dated: 16 November 2026