



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: 23/02749/CLD

Name and address of applicant

Orbit Investments (Properties) Limited
Emerson House
Heyes Lane
Alderley Edge
Cheshire
SK9 7LF

Name and address of agent

The Emerson Group
Emerson House
Heyes Lane
Alderley Edge
Cheshire
SK9 7LF

Date of Receipt: 26 October 2023

Date Valid: 30 October 2023

FIRST SCHEDULE

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OF B8 STORAGE AND DISTRIBUTION
USE UNITS AS B8 USE WITH ANCILLARY TRADE COUNTERS

SECOND SCHEDULE

Units 1A - 1C, Academy Business Park, Lees Road, Knowsley, Knowsley Industrial Park, L33 7SA,

Knowsley Metropolitan Borough Council hereby certify that on 26 October 2023 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):

The proposed use of Units 1A – 1C as B8 Use Units with ancillary trade counters would be lawful development, provided that the trade counters are ancillary. The Council has insufficient information before it to determine with respect to any particular unit to determine what extent of trade counter use in that unit would be ancillary.

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

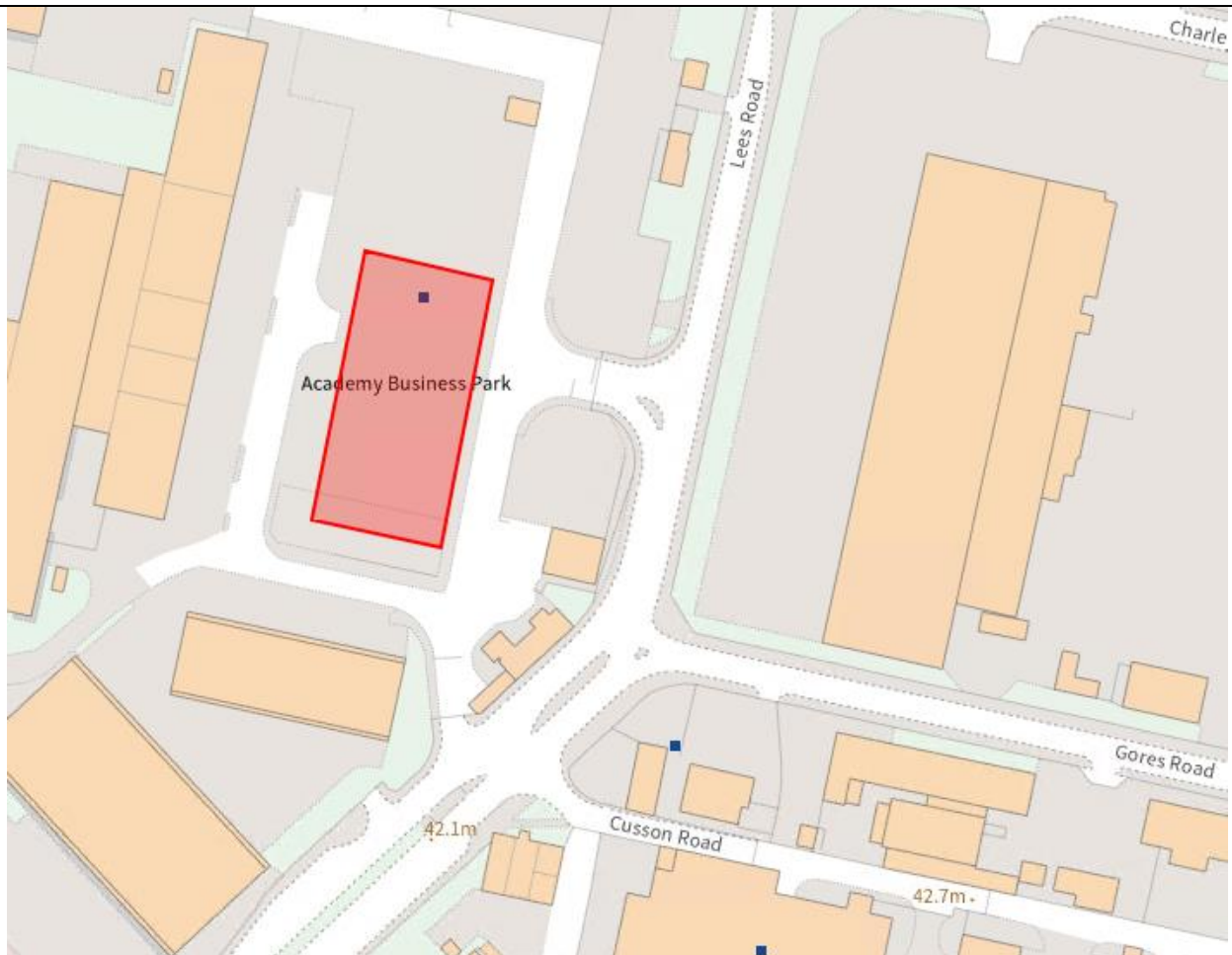
Date: 15 April 2025

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 PROPOSED USE OF B8 STORAGE AND DISTRIBUTION USE UNITS AS B8 USE WITH ANCILLARY TRADE COUNTERS

Units 1A - 1C, Academy Business Park, Lees Road, Knowsley



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Dated: 15 April 2025