



CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 191 (as amended)
Town and Country Planning General Permitted Development Order 2015 (as amended)

APPLICATION NO. 2025/0870

Maw Town Planning Ltd
81 Wath Road
Wombwell
Barnsley
S73 0SG

Barnsley Metropolitan Borough Council hereby certify that the development described in the First Schedule hereto, in respect of the building specified in the Second Schedule hereto as shown on the location plan edged red and amended plans received on the 29th March 2026, would be lawful as operational development within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons;

- Under Section 191B of the Town & Country Planning Act 1990 the applicant has provided sufficient evidence to show that the building was structurally complete in 2021, to prove it has been in situ for more than 4 years, and provided evidence that the works were substantially completed before 25 April 2024 to benefit from the transitional 4-year rule. As such this certificate for operational development should be granted.

First Schedule:

Proposed certificate of lawful development for building

Second Schedule:

32A Barnsley Road, Brierley, Barnsley, S72 9LD

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 29 April 2026



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

Notes:

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended)
2. It certifies that the matter 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.