



**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. 2025/0828**

Planning & Design Practice  
3 Woburn House Vernon Gate  
Derby  
DE1 1UL

Barnsley Metropolitan Borough Council hereby certify that the development described in the First Schedule hereto, in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons;

- Based on the evidence submitted, and in the absence of any substantive counter-evidence, the application should be granted on the balance of probability that the site has been in continuous use for a 10-year period or more.

**First Schedule:**

Lawful development certificate for existing use and development of land and buildings as a builders store/yard

**Second Schedule:**

Junction of Oxspring Road and Mortimer Road, Cubley, Sheffield, S36 8AB

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: 18 December 2025



**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 use 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 use as described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.