

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 3 OF THE LAND PLANNING AND DEVELOPMENT (CERTIFICATES OF LAWFUL USE) ORDINANCE, 2019

CERTIFICATE OF LAWFUL USE

DESCRIPTION OF USE: Regularise use of building to Professional Administrative, Financial Use Class 16 for the administrative operations of Phoenix Construction Ltd and Swallow Construction Ltd.

ADDRESS OR LOCATION OF LAND: Phoenix Construction Ltd, La Maison Au Comte Road, Vale.

NAME AND ADDRESS OF APPLICANT: Phoenix Construction Ltd
La Maison Au Compte
Vale
GY3 5HE

REF: CLU/2022/0347

The Development & Planning Authority hereby certify that on 07/02/2022, this being the date of the application to the Authority for the certificate, the use described in Appendix 1 to this certificate in respect of the land specified in Appendix 2 to this certificate and coloured red on the plan no. 01.01 attached to this certificate, was lawful within the meaning of section 22(3) and (4) of the Land Planning and Development (Guernsey) Law, 2005 for the following reason(s):

Reasons: The evidence available is sufficient to demonstrate on the balance of probabilities that the building specified in Appendix 2 to this certificate has been used as an administrative office as described in Appendix 1 to this certificate for a continuous period of more than 10 years and the use commenced before 6th April 2009.

Date: 18 March 2022

Signed.....*Signed*.....
(for and on behalf of the Development & Planning Authority)

A J ROWLES
Director of Planning
Planning Service

Appendix 1

The use of the building as defined in Appendix 2 below, for an administrative office within Use Class 16 of The Land Planning and Development (Use Classes) Ordinance, 2017.

Appendix 2

This application relates to the building shown grey on the attached Site Block Plan and Site Location Plan, Tyrrell Dowinton Associates drawing no. 01.01 for Phoenix Construction Ltd, La Maison Au Comte Road, Vale.

Notes

1. This certificate is issued solely for the purposes of section 22 of the Land Planning and Development (Guernsey) Law, 2005 ("the Law") and section 3 of the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019.
2. It certifies that the use specified in Appendix 1 taking place on the land described in Appendix 2 was lawful within the meaning of section 22(3) and (4) of the Law on the date of the application to the Authority for the certificate and, therefore, a compliance notice may not be served in respect of those use[s] under Part V of the Law on that date.
3. This certificate applies only to the extent of the use described in Appendix 1 and to the building specified in Appendix 2 and identified on the attached plan. Any use[s] which are materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. This certificate does not certify the lawfulness of any use arising from a material change of use within the meaning of the Building (Guernsey) Regulations, 2012.