

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 land for use within Storage and Distribution (Use Class 22) including ancillary car parking associated with that use.

ADDRESS OR The Warehouse, Alp Flowers, Douit Lane, Vale.

LOCATION OF LAND:

NAME AND ADDRESS Mr & Mrs A J & G M Le Poidevin

OF APPLICANT: Le Grand Courtil

Rue Du Douit

Vale

GY6 8AA

REF: CLU/2022/1314

The Development & Planning Authority hereby certify that on 20/06/2022, this being the date of the application to the Authority for the certificate, the uses described in Appendix 1 to this certificate in respect of the land specified in Appendix 2 to this certificate and edged red on the plan 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 land outlined in red on the 1:500 scale block layout plan date stamped 26/08/2022 and accompanying this decision has been used for Storage and Distribution, being a use classified within Use Class 22 of The Land Planning and Development (Use Classes) Ordinance, 2017, for a continuous period of more than 10 years.

Date: 26/08/2022

Signed.....

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

A J ROWLES

Director of Planning

Planning Service

Appendix 1

The use of the land as defined in Appendix 2 below for the storage and distribution of office goods, equipment and materials being a use classified within Storage and Distribution Use Class 22 and including ancillary car parking associated with that use.

Appendix 2

The warehouse building and adjacent car parking area, known as the Warehouse, Alp Flowers, Douit Lane, Vale, all as outlined in red on the 1:500 scale block layout plan date stamped 26/08/2022 and accompanying this decision.

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 uses 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 uses described in Appendix 1 and to the land specified in Appendix 2 and identified on the attached plan. Any uses which are materially different from that described or which relate 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.