

Cheshire West & Chester Council

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

CESHIRE WEST AND CHESTER COUNCIL

NOTICE OF MAKING OF ARTICLE 4(1) DIRECTION RELATING TO CHESTER WEST/SEALAND INDUSTRIAL ESTATE

Planning Control over changes of use from Class E (commercial, business and service) of Schedule 2 to the Use Classes Order (as amended) to a use falling within Class C3 (dwellinghouses)

Cheshire West and Chester Council ("The Council") made a non-immediate Article 4 Direction on 30 July 2026 under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

The Direction relates to development consisting of a change of use of a building and any land within its curtilage from a use falling within class E (commercial, business and service) of Part A of Schedule 2 to the Town and Country (Use Classes) Order 1987 (as amended) to a use falling within C3 (dwellinghouses, used as sole or main residence) of Part 3 of Schedule 1 to the Town and Country (Use Classes) 1987 (as amended) being development comprised within Class MA of Part 3 of Schedule 2 to the Order and not being development comprised within any other class.

The Article 4 Direction applies to Chester West/Sealand Industrial Estate, area of Chester. A copy of the Direction, including a map defining the area covered can be viewed at the following locations:

- Between 8.30am and 5pm Monday to Friday at Cheshire West and Chester Council offices, The Portal, Wellington Road, Ellesmere Port, CH65 0BA
- Between 8.30am-7.00pm Monday-Saturday, Sunday 9.30am-6.00pm at Chester library, based at Storyhouse, Hunter Street, Chester CH1 2AR.
- On the Council's website at;
<https://planningpolicy.cheshirewestandchester.gov.uk/development-briefs-and-article-4-directions/article-4-directions>

Representations concerning the Article 4 Direction may be made **between 6 August 2026 and 18 September 2026**. Representations can be made online at <https://planningpolicy.cheshirewestandchester.gov.uk/development-briefs-and-article-4-directions/article-4-directions>, by email to planningpolicy@cheshirewestandchester.gov.uk or post to the Planning Policy team, Cheshire West and Chester Council offices, The Portal, Wellington Road, Ellesmere Port, CH65 0BA.

All representations must be received no later than 5pm on Friday 18 September 2026.

Subject to confirmation by the Council, the Article 4 Direction will come into force 10 August 2027.

Date: 6 August 2026

Mr Rob Charnley, Head of Planning and Place Making, Cheshire West and Chester Council.



Cheshire West
and Chester