

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Nathan Millin
Carter Smith Planning Consultants
Morpeth Business Hub
17a Coopies Haugh Coopies Lane
Morpeth
NE61 6JN

On Behalf Of:

Coral Mullings
102 Sixth Avenue
Bury
BL9 7RP

PART 1 - Particulars of Application

Application Number: 73083

Date of Registration: 05/05/2026

Proposal:

Change of use from dwelling (Class C3) to a children's residential care home (Class C2) for up to 3 children

Location:

102 Sixth Avenue, Bury, BL9 7RP

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered P0-20-100 Rev A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 There shall be no more than 3 children residing at the property hereby approved at any one time.

Reason. To ensure the appropriate provision of facilities and standards of accommodation are provided for future occupiers and to ensure the use of the property is not over intensified to unacceptable levels which would incur additional activities and disturbances to local residents beyond that which would be accepted for a residential dwelling in a residential area pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, CF3 - Social Services and CF3/1 - Residential Care Homes and Nursing Homes.

- 4 The premises to which this approval relates shall be used for residential accommodation and care for people in need of care and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which would cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to policies EN1/2 - Townscape and Built Design, CF3 - Social Services, CF3/1 - Residential Care Homes and Nursing Homes, HT2/4 - Car Parking and New Development and JP-C8 - Transport Requirements for New Developments.

- 5 The use hereby approved shall not be commenced unless and until the parking arrangements indicated on the approved plans, incorporating the retention of the existing footway crossings and hardstandings, have been made available to the satisfaction of the Local Planning Authority.

Reason: To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway, in the interests of road safety and in accordance with policies HT2/4, JP-C5 and JP-C6.

- 6 Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reason: To ensure that adequate bin storage arrangements are provided within the curtilage of the site pursuant to policies EN1/2 and JP-C8.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
CF3	CF3 - Social Services
CF1/1	CF1/1 - Location of New Community Facilities
H4/2	H4/2 - Special Needs Housing
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-S5	Clean Air
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Existing and Proposed Floor Plans and Elevations, drawing number P0-20-100 Rev A , dated 19.03.2026

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-appli>

2. A facility of this nature is best located and supported within a conventional domestic residential community.

In addition to the immediate setting, the house is served by a number of schools and community facilities.

Should the local authority be mindful to approve this application Design for Security have the following comments:

1. Should there be any changes/upgrades to external doors and windows should be certified to PAS24 standards.
2. The maximum number of residents should be three.
3. The minimum number of staff members (qualified and vetted), whilst residents are in occupation should be two.
4. Unfortunately, the supporting Planning Statement does not state the age range. However, we recommend the age should be between 7 - 15 years of age.

Visiting arrangements to the site are to be arranged during permitted hours which do not conflict with other residents visitors.

Signed:



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On behalf of the Council

Date of Decision: 29/07/2026

