

NOTICE OF PLANNING PERMISSION

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

To:

Ms Hannah Barter
D2H Land Planning Development Limited
D2H Lpd Ltd
Foxlowe Arts Centre (First Floor)
Stockwell Street
Leek
ST13 6AD

On Behalf Of:

Ms C Miller
c/o agent

PART 1 - Particulars of Application

Application Number: 72816

Date of Registration: 02/03/2026

Proposal:

Change of use from dwellinghouse (Class C3 (a)) to residential children's home for up to three children (Class C2)

Location:

84 Windsor Road, Prestwich, Manchester, M25 0DE

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 Site location plan, 001, 002, 010, 011 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 The premises to which this approval relates shall be used for residential care only to a maximum of 3no. children/young persons 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 could 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, H4/2 - Special Needs Housing, HT2/4 - Car Parking and New Development, JP-P1 - Sustainable Places, JP-C5 Streets for All, JP-C6 - Walking and Cycling and JP-C8 - Transport Requirements of New Development.

- 4 The bin storage facilities indicated on approved drawing referenced 010 shall comply with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and be made available 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 Development Plan Policies CF1/1 - Location of New Community Facilities, H4/2 - Special Needs Housing, EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
- 5 Notwithstanding the details shown on the approved drawing 010 covered cycle storage shall be provided, within the curtilage of the site for 1no. cycle. This spaces shall be made available prior to the use hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street cycle parking provision in the interests of road safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development, HT2/4 - Car Parking and New Development and Supplementary Planning Document 11: Parking Standards in Bury.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

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

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
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
EN7/3	EN7/3 - Water Pollution
EN7/5	EN7/5 - Waste Water Management
HT2/4	HT2/4 - Car Parking and New Development
H3/1	H3/1 - Assessing Non-Conforming Uses
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-P1	Sustainable Places
JP-S5	Clean Air

JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
NPPF National Planning Policy Framework
SPD13 Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

Site location plan, 001, 002, 010, 011 A

NOTES TO APPLICANT

. Design for Security - points for consideration -

- A robust management plan should be developed which should include how incidents are dealt with and complaints procedure for local residents.
- To reduce the possibility of issues with the local residents. I have noted that there is off road parking to the left of the property. A commitment to parking in this car parking area would reduce the potential for conflict.
- A temporary permission would allow the operation of the home and any issues to be evaluated further down the line.

Any alterations to the property in the future should be to the Secure by Design standards.

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 22/04/2026