

NOTICE OF PLANNING PERMISSION

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

To:

Mr James Stannard
JS Planning Services
9 Ash Grove
Chinley
Derbyshire
SK23 6BQ

On Behalf Of:

Helpful Investments Ltd
84 Palatine Road
Withington
Manchester
M20 3JW

PART 1 - Particulars of Application

Application Number: 69253

Date of Registration: 01/02/2023

Proposal:

Change of use of existing residential dwelling
(Class C3) to children's care home
accommodating 4 no. children (Class C2)

Location:

Hillcrest, Philips Park Road West, Whitefield,
Manchester, M45 7TW

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 permission relates to the following plans:

Drawing: Location Plan;
Drawing no. 22-09 10 Rev. B: Proposed Courtyard Plan;
Drawing no. 22-09 12 Rev. A: Proposed Ground Floor and Bungalow Plans; and,
Drawing no. 22-09 11: Proposed First and Second Floor Plan

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The car parking bin storage arrangements indicated on approved plan reference 22-09 10 Revision B shall be surfaced and be made available for use to the written

satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building shall be used for children's care home accommodating 4 no. children only purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) only, and for no other purpose (including any other use which falls within use class C2 of the same Order or any equivalent Order following the revocation and re-enactment thereof, with or without modification).

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area and would be accessed via an unmade single track lane.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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:

CF1/1	CF1/1 - Location of New Community Facilities
CF3	CF3 - Social Services
H4/2	H4/2 - Special Needs Housing
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

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:

Drawing: Location Plan;
Drawing no. 22-09 10 Rev. B: Proposed Courtyard Plan;
Drawing no. 22-09 12 Rev. A: Proposed Ground Floor and Bungalow Plans; and,
Drawing no. 22-09 11: Proposed First and Second Floor Plans.

NOTES TO APPLICANT

1. The applicant's attention is drawn to the existence of Public Right of Way No. 39, Whitefield, which for the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.
2. The applicant must be made aware of the need to safeguard people using Public Rights of Way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of a public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available. An application will be required for any such order and therefore you would need to contact the Highways department at the Council. They can be contacted via email at prowconsult@bury.gov.uk, or by telephone on 0161 853 5353.

Signed:



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On behalf of the Council

Date of Decision: 24/03/2023