

NOTICE OF PLANNING PERMISSION

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

To:

Mr Mike Carr
MAT Design Ltd
17 Brookside Avenue
Eccleston
St. Helens
WA10 4RN

On Behalf Of:

Ms S Koser
The Cherry Blossom Family
114-116 Walmersley Road
Bury
BL9 6DX

PART 1 - Particulars of Application

Application Number: 69908

Date of Registration: 07/08/2023

Proposal:

Change of use from residential use (6 no. self-contained flats Class C3(a)) to residential care home for up to 5 no. young people (Class C2)

Location:

114-116 Walmersley Road, Bury, BL9 6DX

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 A105 Rev B, A101, A110 Rev B 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 listed.
- 3 The use hereby approved shall not be commenced unless and until the off-highway bin and cycle storage arrangements indicated on approved plan reference A105 Revision B have been implemented and thereafter maintained.
Reason. To ensure that adequate bin and cycle storage arrangements for the use proposed are provided within the curtilage of the site.

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:

NPPF	National Planning Policy Framework
H4/2	H4/2 - Special Needs Housing
CF3	CF3 - Social Services
CF3/1	CF3/1 - Residential Care Homes and Nursing Homes
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
H4	H4 - Housing Need

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:

A105 Rev B, A101, A110 Rev B

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 02/10/2023