

NOTICE OF PLANNING PERMISSION

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

To:

Mr Clement Dirawu
13 Ringcoft Gardens
Manchester
M40 5GG

On Behalf Of:

Mr Mike Gwebu
Upwards Care Solutions Ltd
83 Ducie Street
Manchester
M1 2JQ

PART 1 - Particulars of Application

Application Number: 70061

Date of Registration: 29/09/2023

Proposal:

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

Location:

25 Randale Drive, Bury, BL9 8HZ

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 - Location plan 8/9/23; Site and site location plans 1940.103 rev C; Existing floor plans and elevations 3/9/23; Proposed floor plans and elevations 3/9/23 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 children in care to be accommodated at the property hereby approved shall be between the ages of 7-17 years only and there shall be no more than 3 children residing at the property 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 care only

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 HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

- 5 The car parking indicated on approved plan reference 1940.103 Revision C shall be made available for use prior to the use hereby approved commencing and thereafter maintained in situ at all times.

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

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
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
EN7/2	EN7/2 - Noise Pollution
CF3	CF3 - Social Services
CF3/1	CF3/1 - Residential Care Homes and Nursing Homes
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
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:

Location plan 8/9/23; Site and site location plans 1940.103 rev C; Existing floor plans and elevations 3/9/23; Proposed floor plans and elevations 3/9/23

NOTES TO APPLICANT

- . Should there be any changes/upgrades to external doors and windows should certified to PAS24 standards.

Signed:

A handwritten signature in black ink, appearing to read 'for havi'.

3 of 3

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On behalf of the Council

Date of Decision: 22/11/2023