

Planning Statement

Adaptations to and construction of a First Floor Side Extension at **Unit 2, The Workshops, Humle Street, Bury**

on behalf of :

Ms Ward

Nov 2023

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1. Introduction

1.1 This Planning Statement has been produced to support an application for planning permission for the conversion on a light industrial unit to a dog day care centre (“the Application Proposals”) for Ms Ward (“the Applicant”).

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

2. The Application Proposal

2.1 The Application Proposals are Shown in more detail on the drawings.; they include conversion of Unit 2 into a dog care center.

2.2 Please refer to the documents listed below;

1. ZT23-196-00 Location Plan
2. ZT23-196-01 Existing Site Plan
3. ZT23-196-02 Existing Plans and Elevations
4. ZT23-196-03 Proposed Site Plan
5. ZT23-196-04 Proposed Plans and Elevations
6. ZT23-196-05 Proposed Parking and Site Plan
7. Noise Statement (Produced by Thorp Design Services)
8. Design and Access Statement
9. Dog Day Care Centre, Unit 2, Hulme Street, Bury - Noise Impact Assessment (Independent Assessor)

3. The Applicant’s case and Justification

3.1 After paying for an independent noise assessment to be undertaken (by Acoustic Tests) the findings show that all noise levels produced using all the relevant variables, would fall comfortably below the recommended upper limits for desirable conditions for both gardens and internal rooms.

This company is an independent and impartial party to the application, and they have therefore produced their findings in an accurate and professional manner.

We have been made aware that there has been an objection from environmental health. We do not feel that an independent report by a professional in the field (Acoustic Assessor) should be disregarded by Bury Planning authority as it clearly says that it

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would fall comfortably below the recommended upper limits. As such it has been shown that environmental health's objection seems unjustified unless can be proven more accurate.

3.2 The current noise levels of the Unit with its intended existing use could be considered louder/more disruptive than the proposed change of use. This is currently used by a timber stair manufacturer as a workshop and timber store which could include the use of industrial timber cutting machinery.

3.3 Over the years working with Bury Council on applications we have collaborated on a similar application however it was for a nursery not a dog care center. With this application there was a worry that all the children would use the outside area at one go, however there was a plan in place to split the children up into groups to limit noise.

We propose the same theory is used here, not all dogs will be together at one point as there would be multiple areas to split the dogs up. These areas include an internal play area, a kennel room, and a dog calming space. There is also a dog breakout space located in the main playroom.

3.4 There has been concerns with the outdoor space and we propose that this is not used for large group recreation and will be for 3 dogs at any one time. These 3 dogs will always be supervised by a trained employee.

3.5 There have been 2 similar applications granted in Bolton over recent years, Your Pet Pals (Unit 4 Clegg Street) and Vanity Fur in Horwich (260 Chorley New Road). Both day centers are in close proximity to residential properties.

3.6 We would like to reiterate that no dog/dogs will be left unattended in group activity spaces or outdoors and any excessive noise or barking will be immediately addressed with correct training. As noted in Thorp Designs Noise Statement all dogs will have to undergo an assessment from a suitably qualified employee prior to attending the day care. If any dog is persistently noisy it will not be allowed to attend the day care.

4. Summary and Conclusion

4.1 We do not deem the objection raised by environmental health to justifiably overrule the independent assessment outcome, therefore we believe the proposal to be within all policies and should therefore be granted permission.

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