

Treatment rooms - Change of Use

The construction of the outbuilding at Brook Bottom was completed in December 2021. Bury council approved the construction of this outbuilding as follows:

Application: 65025

Decision issued date: Tuesday 18th February 2020

This original application was for the construction of an outbuilding to house a gym and recreational space including a yoga room, and relaxation room.

From January 2022, the outbuilding has been used as three separate beauty treatment rooms by three independent beauty therapists operating under their own company names:

1. The Hair Salon (operating from January 2021) - operating as a hair salon
2. Brook Bottom Aesthetics (operating from January 2021) - operating as an aesthetics clinic
3. Skin Restore (operating from May 2023) - operating as a massage and beauty treatment room

Bury council are currently reviewing the business rates for these three treatment rooms and will issue retrospective bills for the three businesses to the commercial tenants.

A further variation application relating to this outbuilding was made to Bury Council in 2025:

Application: 71297

Decision issued date: Monday 16th December 2024

This application was for an amendment to the layout of the exterior windows and doors

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The owners seek a change of use application on this outbuilding from a recreational outbuilding to a full commercial building for carrying out beauty treatments

Currently the outbuilding is used by three beauty therapists who operate 9-5pm, Tuesday - Saturday. The therapists offer their services to the guests who stay at Brook Bottom and members of the general public.

The beauty therapists lease contracts include one parking bay per day, of the 15 parking bays available on the site. A further parking bay of one per therapist is available for use by their customers. This totals six parking bays. This leaves 9 parking bays on the site. 5 of the remaining bays are for apartment guests, 2 of the remains bays are for the 2 bedroom farmhouse, and 2 of the remains bays are for the remaining staff eg. Manager of the holiday apartments business and the housekeepers (a team of four housekeepers work in rotation on the premises). This totals 15 bays in continuous daily and nightly usage on the premises.

The check in and check out times for the holiday apartments are 10am and 3pm respectively which gives an additional window to accommodate any extra cars for customers for visitors of the treatment rooms from the general public.

There is a history of commercial activity on the property, as the property was previously known as Edenfield Cattery, and historical planning permissions are in existence for this.

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The owners seek a full change of use for this outbuilding as commercial beauty and treatment rooms, operating on a year round basis serving guests of Brook Bottom and members of the public.