

NOTICE OF PLANNING PERMISSION

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

To:

Homz Planning
HOMZ UK
170 Kennington Lane
London
SE11 5DP

On Behalf Of:

Poonam Agarwal
21 Buckingham Avenue
Whitefield
Manchester
M45 6DJ

PART 1 - Particulars of Application

Application Number: 72838

Date of Registration: 23/02/2026

Proposal:

Change of use from a dwelling (Use Class C3) to a childrens home (Use Class C2) for up to 2 children

Location:

21 Buckingham Avenue, Whitefield,
Manchester, M45 6DJ

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 H-0531-05_21 BuckinghamAve_ProposedPlans_V1, H-0531-03_21 BuckinghamAve_ProposedPlans_V1 and H-0531-06_21 Buckingham Ave_ProposedPlans_V1 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 and Places for Everyone Joint Development Plan listed.

- 3 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 a children's care home accommodating 2 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 neighbouring dwellings pursuant to Policy H3/1 - Assessing Non Conforming Uses of the Bury Unitary Development Plan.

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:

SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-S2 Carbon and Energy
JP-C1 Our Integrated Network
JP-C2 Digital Connectivity
JP-C8 Transport Requirements of New Development
JP-P1 Sustainable Places
JP-H3 Type, Size and Design of New Housing
CF1/1 CF1/1 - Location of New Community Facilities
CF3 CF3 - Social Services
EN1/2 EN1/2 - Townscape and Built Design
NPPF National Planning Policy Framework
H3/1 H3/1 - Assessing Non-Conforming Uses
H4/2 H4/2 - Special Needs Housing

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:

Proposed Plans, drawing number H-0531-05_21 BuckinghamAve_ProposedPlans_V, dated 22/01/2026

Proposed Block Plan, drawing number H-0531-03_21 BuckinghamAve_ProposedPlans_V1, dated 22/01/2026

Existing and Proposed Elevations and Sections, drawing number H-0531-06_21 BuckinghamAve_ProposedPlans_V1, dated 22/01/2026

Planning Statement, dated 06/02/2026, scanned 10/02/2026

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-appli>

cation-process

Signed:

A handwritten signature in black ink, appearing to read "Paul Harris", written in a cursive style.

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On behalf of the Council

Date of Decision: 30/03/2026