

Planning Statement

1 MOWBRAY AVENUE |
PRESTWICH | M25 0LP

PROJECT NO: RA24032
DATE: 21-10-2024
REVISION NO: -



RADNOR
ARCHITECTURE
PLANNING & DESIGN

1.0 INTRODUCTION

This Planning statement has been prepared in support of a new application for the change of use from dwelling (C3) to residential institution (C2) at 1 Mowbray Avenue, Prestwich, M25 0LP.

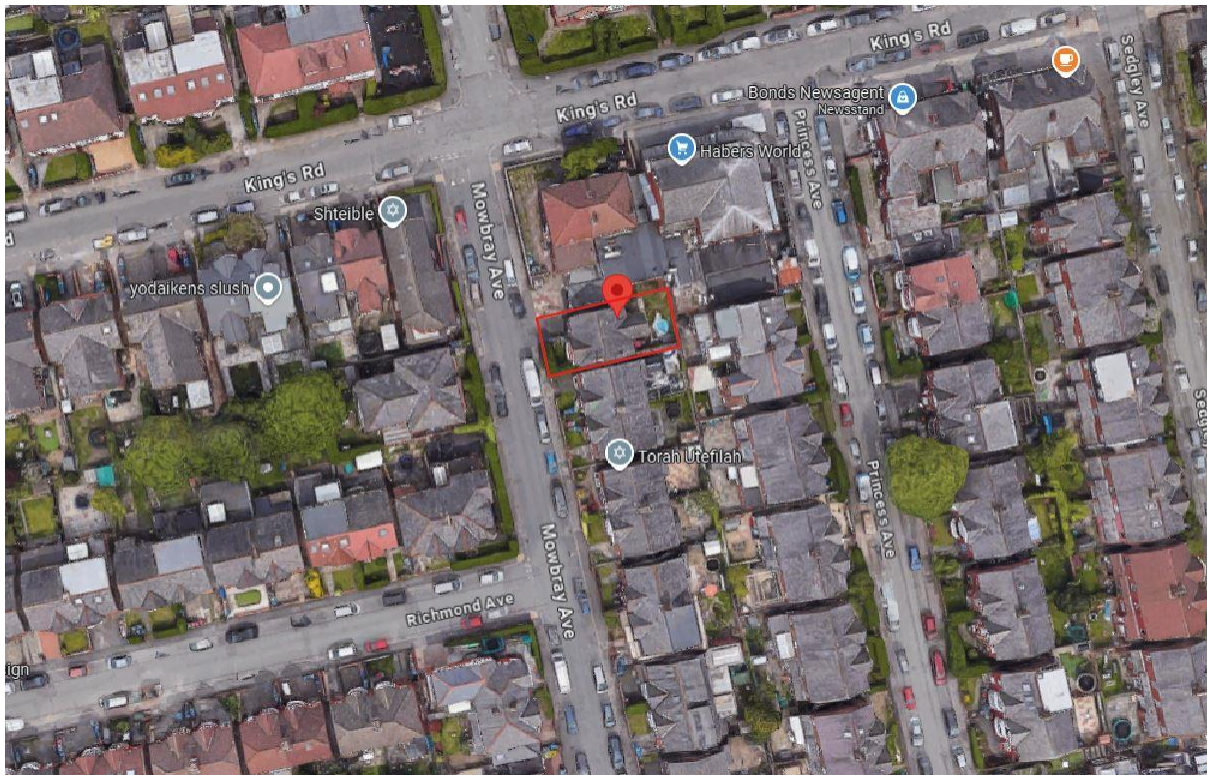


Image: Aerial View of 1 Mowbray Avenue

2.0 SITE DESCRIPTION

The site measures approximately 170 sqm and features a two-storey detached building. The front boundaries feature a combination of brick walls and hedging, with an opening off the main highway providing parking access to the hardstanding area at the front of the property. The rear of the property includes a private garden with a mix of grass lawn and stone patio, enclosed by brick walls around the boundaries.

It is located in a well-established residential neighbourhood in Prestwich, benefiting from public transport links on nearby Bury Old Road, providing convenient access to Prestwich Village and Manchester City Centre.

The existing dwelling benefits from 4 bedrooms, and a bathroom at first floor level, with general living accommodation on the ground floor.

3.0 PLANNING HISTORY

No previous planning applications have been recorded for this site in the Bury Planning records.

4.0 PROPOSED DESCRIPTION

The application seeks approval for a change of use from a C3 private residence to a C2 residential institution. No structural changes are proposed for this development.

The property will provide accommodation and care for individuals requiring support, with both day and night carers. The operation will create 6 full-time jobs, with staff working on a shift-based system.

The 'Management Plan' that was submitted with the application outlines operational details to ensure smooth functioning, including staffing arrangements and protocols for the care of residents.

5.0 PLANNING POLICIES

In accordance with S.38 of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this application should be determined in line with the relevant Development Plan policies unless material considerations indicate otherwise. For this application, the relevant documents are:

- Bury Unitary Development Plan (UDP), Adopted 29 August 1997
- Places for Everyone (PfE) Joint Development Plan Document, Adopted 21 March 2024, which supersedes some policies from the Bury UDP.
- National Planning Policy Framework (NPPF)

5.1 BURY UNITARY DEVELOPMENT PLAN

The following policies from the Bury UDP are relevant to this proposal:

Policy CF3: Social Services - This policy supports the creation and improvement of social services facilities designed to serve vulnerable groups, including young people. It emphasises enhancing accessibility to essential services, such as therapeutic care and supported living facilities, aligning with the objectives of *Polarity Care*.

Policy CF3/1: Residential Care Homes and Nursing Homes - This policy permits the development of residential care homes within residential areas, provided the proposals respect the amenity of neighbouring properties. The *Polarity Care* ethos, which provides long-term bespoke care for young people, fits well with the policy's aim of ensuring such homes contribute positively to the community and do not disrupt residential harmony.

5.2 PLACES FOR EVERYONE (PFE) JOINT DEVELOPMENT PLAN DOCUMENT

Key policies from the newly adopted Places for Everyone (PfE) plan are:

- Policy JP-P1 - Sustainable Places
- Policy JP-H3 - Type, Size, and Design of New Housing
- Policy JP-C5 - Streets for All

Policy JP-P1 - Sustainable Places

This policy promotes the creation of safe, inclusive, and connected environments that foster a high quality of life and make efficient use of resources. The proposed change of use fits within this framework by contributing to the sustainable provision of much-needed care facilities for young people, supporting the social fabric of the community.

Policy JP-H3 - Type, Size, and Design of New Housing

Policy JP-H3 promotes the diversification of housing types and the adaptation of existing dwellings to meet the specific needs of vulnerable groups. The proposed conversion of the property into a residential institution for young people requiring therapeutic care directly supports this policy by addressing local demand for specialised housing and care services.

Policy JP-C5 - Streets for All

This policy emphasises the creation of well-designed streets that encourage walking, cycling, and the use of public transport. The property is ideally situated within walking distance of several bus stops, shops, restaurants, and various public amenities, promoting sustainable modes of transportation. This prime location supports the use of public transport, walking, and cycling, aligning with the council's sustainability objectives. Furthermore.

5.3 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF), initially published in 2012 and revised in December 2023, provides a comprehensive framework for planning and development across England. It emphasises the importance of sustainable development, which is a key principle guiding this application for 1 Mowbray Avenue. The NPPF advocates for balanced economic, social, and environmental development, recognising the necessity of supporting vulnerable groups, such as those seeking care and rehabilitation in C2 establishments.

The NPPF encourages local authorities to plan for the needs of all sectors of the community, promoting inclusive and healthy environments. This application aligns with these objectives by proposing a residential institution that focuses on providing a bespoke therapeutic care package for young people, thereby contributing positively to local social infrastructure.

Moreover, the NPPF highlights the significance of connectivity and accessibility in new developments. By situating the proposal in close proximity to public transport, shops, and amenities, this application not only reduces dependency on personal vehicles but also supports community integration. The provision of secure bicycle storage on-site further promotes sustainable transport options, in line with the NPPF's emphasis on enhancing local transport networks.

6.0 NOISE AND AMENITY

The daily operations of those at the proposed site will mirror that of the existing property, ensuring that there is no substantial increase in noise or disruption. With established operational guidelines, such as scheduled staff shifts and visitor management (both therapeutic and statutory), any potential noise or activity is carefully monitored to ensure it stays within acceptable community standards.

7.0 WASTE MANAGEMENT

The waste produced by the property is anticipated to be similar to that generated by the existing property, or potentially even less. This reduction in waste may be attributed to the establishment of a maximum occupancy limit, which is not applicable to typical residential homes.

8.0 POPULATION TURNOVER

The low occupancy rate at the site indicates that there will be minimal impact on the stability of the surrounding community.

9.0 INFRASTRUCTURE CAPACITY

The proposed facility is intended for children who are already living in Prestwich/Bury. Its design aims to address existing capacity issues within the local authority, thereby not adding any further pressure on local infrastructure.

10.0 CONCLUSION

In summary, the proposed change of use for 1 Mowbray Avenue from a C3 private residence to a C2 residential institution aligns with both local and national planning policies, as outlined in the Bury Unitary Development Plan, Places for Everyone Joint Development Plan Document and National Planning Policy Framework. The application responds to the pressing need for specialised care facilities for young people within the community, promoting inclusivity and enhancing the local social infrastructure.

The operational framework presented ensures that the day-to-day activities will not significantly impact the surrounding area, maintaining a harmonious residential environment. Additionally, the sustainable location of the property encourages public transport use, walking, and cycling, supporting broader environmental objectives.

With a clear management plan in place and minimal expected disruption, this application aims to foster a nurturing environment for vulnerable young individuals, thereby contributing positively to the community of Prestwich. The facility's design and operations will adhere to the highest standards, ensuring both the well-being of the residents and the ongoing support of the local community.

We respectfully request that this application be approved, recognising the vital role that such facilities play in meeting the needs of our society's most vulnerable members.