

13th October 2022

To: Bury Council

Re: Change of use from residential dwelling (Class C3) to therapy consulting rooms/office (Class E)

Location: 92 Stand Lane, Radcliffe, Manchester, M26 1JU

We made a recent application concerning the above development and were requested to provide additional information including a covering statement to explain the proposed business.

Please find covering statement below:

We would like to use the above-mentioned property as a counselling centre where there will be approximately one to two counsellors working on the premises at any one time (there will be three counselling rooms but they are unlikely to be used at the same time).

The property layout is conducive to a counselling centre where two or three rooms can be easily used as counselling rooms. No structural change is needed and with some light decorating and painting, the residential property can be used as counselling rooms.

There appears to be a national and local shortage of counselling for clients with common emotional difficulties such as various types of anxiety (including social anxiety/shyness, generalised anxiety, health anxiety, stress), depression/low mood as well as relationship difficulties. Due to long waiting times on the NHS, more and more patients are seeking private therapy. Hence the need for counselling services as well as a safe and pleasant space for therapists to rent counselling rooms.

Please note, that counselling is for clients with common emotional challenges that we all face (such as mentioned above). A counselling centre is not for clients with mental illness as these patients are cared for under the NHS.

It would appear that there is a need in the Whitefield/Radcliffe area for counselling services as well as for therapists/counsellors to rent a counselling room.

It is anticipated that there will be approximately one or two therapists working at any one time. It is likely that there will be three counselling rooms and another room used as a waiting area. So, it is hence anticipated that there will be a therapist and client working in each room together meaning that only two to four people will be on the property at any one time. No group work is proposed as rooms are not large enough.

Most clients seek appointments during the day or early evening and hence proposed times are between 9am and 6pm. It is my experience (as a therapist myself) that most people these days can attend therapy sessions during the day due to flexible working opportunities.

Most therapists/counsellors work to a 50-minute counselling session to allow 10 mins between clients. Hence, one client arrives and then leaves before the next client enters. This means that there is rarely any overlap between clients, keeping the number of people on the premises low (between 2 and 4) and also means that parking in the area is not an issue.

The property (92 Stand Lane) was chosen as it is well situated for local transport links, being close to bus and train stations, making it very accessible for clients. Some clients may arrive by public transport which keeps any parking issues to a minimum. Regarding parking, there is availability on Stand Lane as well as in surrounding roads. In addition, what attracted us to the property was the unique situation of a parking spaces across the road from 92 Stand Lane. It was explained to us by

the estate agents (Jon Simons) that these parking spaces are available for anyone in the area. This is directly across the road from 92 Stand Lane and hence allows any clients and therapists who are driving to park in the parking lot, keeping any parking issues in the area to a minimum.

Counselling centres are generally extremely quiet due to small amounts of people being on the premises at any one time. There will be no television or music equipment on the premises as these are not needed and hence no noise issues will arise from this.

There will also be no additional bin storage on the site as minimal garbage will be accumulated and hence the usual garbage bins will be used.

We felt 92 Stand Lane was an ideal location for a small low key therapy centre. It is very close to various transport links, has adequate parking across the street in a shared parking area and the area/street has various established businesses already.

We hope that our application will be received favourably and that the local area will benefit from having much needed counselling facilities.

Please contact us should you require anything further.

Gary & Carmen Janit