

NOTICE OF PLANNING PERMISSION

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

To:

Zach Thorp
Thorp Design Services Ltd
Newtons Of Bury
Office Space 5
151 The Rock
Bury
BL9 0ND

On Behalf Of:

Debbie Scott
Limbum Care Ltd
14 Cherryfields
Euxton
Chorley
PR7 6JS

PART 1 - Particulars of Application

Application Number: 72668

Date of Registration: 18/12/2025

Proposal:

Change of use from dwellinghouse (Class C3) to children's residential home (Class C2) for up to 2 children with garage conversion into office/store

Location:

The Poplars, 1 Brandlesholme Road, Bury, BL8 1HR

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 permission relates to the following plans:

Drawing: Location Plan;

Drawing no. ZT24-196-01 Rev.D: rec. 08 May 2025: Existing and Proposed Site Layout Plan;

Drawing no. PCE-Scott-June-24-Layouts Rev. 22/10/2024: Existing and Proposed Floor Plans;

Drawing no. PCE-Scott-June-24-elevations Rev. 22/10/2024: Existing and Proposed Elevations;

Drawing no. PCE-Scott-June-24-roof layouts Rev. 25/10/2024: Existing and Proposed Roof Layout; and,

Drawing no. PCE-Scott-June-24-detached garage: Existing and Proposed Detached Outbuilding

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The existing doorway to be infilled shall be infilled with local natural matching stone and the existing stone door jambs, header and cill shall be retained.

Reason. In order to retain the legibility of the front elevation of the building which was formerly two cottages in alignment with the aims of the Greater Manchester Places for Everyone Joint Development Plan Policy JP-P2: Heritage.

- 4 The car parking and bin storage shown on drawing no. ZT24-196-01 REV D shall be constructed in accordance with the details indicated on the approved plans and made available for use before the use] hereby approved is first occupied. The duly constructed parking and bin storage provision shall be retained as such thereafter.

Reason. To ensure adequate off street car parking provision in the interests of road safety and to ensure the provision of satisfactory facilities for the storage of refuse in the interests of visual amenity in accordance with the requirements pursuant to Policy HT2/4 - Car Parking and New Development, EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 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 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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental

conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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:

JP-S2	Carbon and Energy
CF1/1	CF1/1 - Location of New Community Facilities
CF3	CF3 - Social Services
H3/1	H3/1 - Assessing Non-Conforming Uses
EN1/2	EN1/2 - Townscape and Built Design
H4/2	H4/2 - Special Needs Housing
EN7/2	EN7/2 - Noise Pollution
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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
JP-P2	Heritage
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

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:

NOTES TO APPLICANT

Not Applicable

Signed:

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

4 of 4

.....
On behalf of the Council

Date of Decision: 04/03/2026