

Ward: Whitefield + Unsworth - Unsworth

Item 05

Applicant: Upwards Care Solutions Ltd

Location: 25 Randale Drive, Bury, BL9 8HZ

Proposal: Change of use from dwelling (Class C3) to children's residential care home (Class C2)

Application Ref: 70061/Full

Target Date: 24/11/2023

Recommendation: Approve with Conditions

Description

The application relates to a 4 bedroomed detached dwelling which is situated within an established residential estate.

The site comprises the detached dwelling with an integral garage and a driveway at the front with parking for up to 3 cars. There is a rear garden beyond which is a wooded area. Accommodation comprises living areas at ground floor and 4 bedrooms and bathroom at first floor.

The application proposes the change of use from a residential dwelling (Class C3) to children's residential care home (Class C2). The application is seeking to provide housing for children in need of care within the Bury area to enable them to stay within the Borough.

The property would accommodate up to 3 children only between the ages of 7-17 years old. It would be staffed 24/7 and support staff would operate on a shift pattern. There would be 2 members of staff working on a shift rota basis and a Registered Manager Monday to Friday between 9am and 5pm. At weekend there would be 2 members of staff on site. The maximum number of occupants at the property (children and carers) would be 5 or 6 depending on the time of day and number of children present.

Visitors to the site by support/social staff would be pre-arranged and there would be no planned medical staff required to attend (as the home would not cater for young people with a disability).

Internally, accommodation would largely remain the same as existing, with one room at the ground floor used as a staff office.

There would be no changes to the access or driveway which provides 3 parking spaces and the rear garden would continue to provide the amenity space for the property.

Relevant Planning History

N/a

Publicity

Letters sent to 13 properties on 5/10/ 23.

92 representations received.

88 objection, 3 comments, 1 support

Impact on residents -

- Impact negatively on the area, particularly the elderly and young children. The demographics of Randale Drive are such that the majority of its residents are elderly or

have families with very young children. The proposal to place youths with behavioural difficulties in the midst of an elderly population with disabilities is unthinkable.

- Many of these elderly residents are terrified of the very real threat to themselves and their properties but are unable to voice their concerns because of disability or a lack of access to technology.
- Families with young children have also expressed concerns about the risk of violent youths taking their behaviour onto the streets, children picking up discarded needles and the increased threat to road safety with an unreasonable and excessive number of extra vehicles at the property that will result.
- The placement of persons with challenging behaviour potentially poses a serious threat to the current residents. Having worked with excluded youths over many years, I am all too aware of the extreme behaviours that can be triggered in a matter of seconds.
- We have the right to live in our properties without fear of intimidation, aggravation or harm from another person.
- Upwards Care Solutions Ltd state that they will provide at times only two staff members for three sixteen and seventeen year olds. At no time are the staff allowed to positively handle the youths and the staff themselves may have little or no experience. Can Bury Council assure me that the residents and their properties will be kept completely safe?
- This is impacting already on residents mental health as we are consumed with fear about the future if this planned proposal goes ahead.
- What behavioural difficulties do the youths have? Have they committed criminal offences for example, if so which type? Does the care home cater for young people convicted of and or accused of sexual offences for example? If so, how does the council intend to manage the risk? Do the youths have a history of causing criminal damage and or anti-social behaviour? All of these are relevant considerations for the community and the council.
- If this house could be a home for up to 7 seventeen year old boys with known behavioural problems it could have a disastrous effect on the character of the surrounding neighbourhood.

The effect on individual buildings

- The potential for loud noise (due to music, raised voices, challenging behaviour) is great. Excluded pupils will be educated on the premises and therefore present for the majority of the time. There is the likelihood of excessive noise at all times of the day and night. This would contravene Article 8 of the Human Rights Act: Respect for your private and family life, home and correspondence and Right to privacy. 'There should be no interference by a public authority with the exercise of this right'. Protocol 1, Article 1: Right to peaceful enjoyment of your property. Every legal person is entitled to the peaceful enjoyment of his possessions.
- Noise from changeover of staff and emergency situations
- There would also be additional noise from the regular fire drills that would need to be carried out and the weekly test of the fire alarm. Evacuation practices to assembly points would mean congregations of the youths in the street at night.
- The bedrooms at the back of the property directly overlook adjacent properties' gardens. If these rooms were occupied for the majority of the day, it would lead to a total loss of privacy for residents living adjacent.

Parking

- Upward Care Solutions Ltd states that there could potentially be six individuals at the property on a daily basis - therefore the potential for six cars. Upward Care Solutions Ltd states that meetings for youths will take place on the premises. These meetings statutorily must be held on a regular basis and involve every professional involved with the youth - e.g. social worker, health professional (s), outreach, key worker, police, probation officer, youth offending team and parents. Such a large number of cars cannot be accommodated at the property and therefore will block up the road and result in double parking. This will most definitely limit visibility for residents trying to leave their property and be an increased danger to cyclists and pedestrians. This is in breach of Bury's Unitary Development Plan which states, 'The safety, convenience and mobility

of pedestrians, cyclists and other vulnerable road users will be promoted'. The claim by Upwards Care Solutions that most of the staff will use public transport is not a valid one. Staff turnover can happen at any time.

Misleading information in the application

- The proposal submitted by Upwards Care Solutions Ltd states that it proposes to house children from 7-17. The website of Upwards Care Solutions Ltd states clearly that it supports persons aged between 16 to 25 year olds and following a conversation by myself with the company, this age range was confirmed. The assumption here is that Upwards Care Solutions Ltd deliberately misinformed the residents of Randale Drive and the surrounding area with the intention of putting in 16 and 17 year old youths into the property - potentially raising the age range of the residents to 25, once the proposal has been passed.
- The Location Plan submitted by Upwards Care Solutions displays a driveway showing four cars. It would be impossible to fit four cars onto the drive - reasonably it would only fit two.
- Upward Care Solutions Ltd states there will be at least two/possibly three workers on site day and night. It also states that 'staff would be sleeping through the night'. If there are only four bedrooms, which the proposed floor plan shows, where are the staff going to sleep?
- Upwards Care Solutions states it will provide experienced staff, but in the planning statement it has submitted, it states 'shift patterns would be set out dependent on the experience of the staffing team'.
- So many discrepancies are a very serious cause for alarm. How will Bury Council ensure that correct procedures/regulations are being followed for the safety of the occupants of the property and the residents of Randale Drive?

The needs of the youths to be housed at 25 Randale Drive

- Youths and adults with social, emotional and behavioural difficulties have complex needs which require complex solutions. It is not sufficient to pluck out a property in a highly unsuitable area (like a pop-up shop), place challenging individuals within it and consider it 'job done' for financial gain or to satisfy a political statistic. These persons are very needy individuals that require space within their own environment (sensory/timeout room) and access to amenities such as parks, leisure centres and activities. Supporting individuals with complex needs should not be a profit-making business. Is Upwards Care Solutions Ltd and therefore you, the councillors really putting the needs of these vulnerable youths first?

Other

- The property itself backs onto Sunny bank woods - I would suggest this is a serious fire hazard.
- Wrong location. Believe a more suitable area would be Bury town centre.
- The local infrastructure is struggling to cope with the amount of people in the local area.
- Affect house prices
- How will 1 food bin cope with the fast food detritus of the 4? From the plans there isn't a dining area (room) anymore and it doesn't seem that the bins can get to the front of the house.
- It appears this has happened to a house at 13 Ennerdale drive and last week there was a big disturbance spilling out onto the streets and the police had to attend. The people had only been living there for a few months.
- Who will prevent drug dealing and the inevitable crime and disorder that will ensue?.
- Too many C2 uses in the locality
- Not enough staff on, especially at weekends, to cope with the maximum number of residents.
- As a resident and Council Tax payer for over 35 years, I am extremely alarmed and aggrieved at not receiving any form of written notification from Bury Council informing me of this.
- 2nd application has been made for the same purpose on Sunny Bank Road. This will

mean locally 2 residential homes which may therefore encourage antisocial behaviour from the increased number of residents.

- I think it's pretty poor from Bury council that you are happy to pay out my council tax money on extortionate rates that the care homes charge instead of having council run care homes!
- We want our youth to thrive, why put them into a locality which will encourage them to do otherwise? Especially with the lack of youth provisions.
- How can placing a group of possibly criminal youths together there do anything but harm to the area. The house concerned also has access at the rear to a park where mischief could easily take place.
- It seems to me that this is a money making venture for the current owner without consideration for the character of the neighbourhood. It could also lead to other similar ventures being undertaken and the character of Sunny Bank could, as a result, be lowered disastrously.
- Could you please let me know what checks you have carried out to ensure that Upward Care Solutions would be able to fulfil their commitments to their proposed residents and to the surrounding community.
- The property has an extensive portion of flat roof that is accessible from the windows and would be extremely dangerous for anyone suffering from severe trauma or mental health issues. The windows can't all be blocked either due to fire safety regulations.
- There will be a sharps bin in the property, if they do not provide for personal care, we wonder why there is a need for a sharps bin. If the type of individual has behavioural problems / anti social tendencies, they need specialist help and the level of support with 2 staff and 3 residents overnight is worrying.
- The Police were unaware of the number of properties in close proximity now popping up to be used to house these individuals. Police gave crime figures and mentioned that there had been problems with crime peaking as a hotspot in Radcliffe when a similar property was sanctioned.
- I have checked the website & companies house & can see no reference to the company having experience with children.
- Whilst the one-to-one care and supervision is desirable, it is totally at odds with the current economic scene, it is quite wrong to spend inadequate resources in this way.

Support

- No comment given

Comments

- All I ask for is that the property is properly monitored and staff are properly trained. If it were the children of the objectors, they would be begging for suitable placements. It's just NIMBY. I suspect that it's property values on their radar.
- Can You please advise if Upward Care Solutions Limited own or intend to own the property ? On checking the land registry it states that the property is owned by someone else.
- I think the area of Unsworth has a lot to offer young people in need of a good start in life - transport links, schools, local shops and amenities. I personally would welcome this addition to the local area. However, I am concerned by the amount of judgmental presumptions (increase in crime and anti-social behaviour etc.) being made by locals. Is it fair to house these vulnerable children/young adults next to people who are going to be watching their every move, trying to find fault and unfairly judging them as they try to navigate a challenging period in their lives?

Those who have made representations have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Environmental Health - Pollution Control - No response received.

Children's Centres & Early Years - No objection.

Waste Management - No response received.

Greater Manchester Police - designforsecurity - No objections/comments made.

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN7/2	Noise Pollution
CF3	Social Services
CF3/1	Residential Care Homes and Nursing Homes
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the emerging Places for Everyone Joint Development Plan. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Places for Everyone - The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Whilst PfE cannot be given full weight until it is adopted, its advanced stage of preparation means that it is now considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against Places for Everyone (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

Policies

Chapter 8 of the National Planning Policy Framework relates to promoting healthy and safe communities. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- promote social interaction, including opportunities for meetings between people who might otherwise come into contact with each other.
- are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion.

- enable and support healthy lifestyles.

CF3 - Social services considers favourably proposals for the provision of new, and the improvement of, existing facilities including children and young people, encouraged to live in the local community rather than in large institutions. Support for new and improved services is supported providing that there is no conflict with existing residential amenity and the environment.

CF3/1 - Residential Care Homes and Nursing Homes should be located in residential areas and will be permitted where they do not conflict with the amenity of adjoining areas

Principle

The application relates to a 4 bed detached property located in an established residential estate with the proposal to provide living accommodation for children in care which would function as a 'typical' family home to provide a safe and secure environment.

The expressed ethos of the facility intends that the occupation and the use of the property by children and support carers for daily living purposes would be comparable to that of a family home and family environment. The property would not be extended or altered and the number of occupiers at any one time (5/6) would be akin to that of a family.

The property is located within an established residential estate which is close to shops, local amenities and schools and it is therefore considered the location of the proposed use would be acceptable.

The applicant and the use would be regulated by Ofsted with the condition that there would be no more than 3 children age 7-17 years old in care at any one time.

It is therefore considered that the proposed use would make a positive contribution to the care and protection of children/young adults residing at the premises and as such considered to be acceptable in principle and comply with UDP Policies EN1/2, CF3 and CF3/1 and the principles of the NPPF.

Scale and intensification of use

Section 55 of the Town and Country Planning Act as amended, provides that only *material* changes of use would constitute development and therefore require planning permission. A change of use of land or buildings from one classification of use to another use within the terms of the Use Class Order 1987 is dependent upon whether the change would be considered 'material' and therefore development.

In this case, the planning judgement is whether the change of use would significantly impact the immediate area or change the character and perception of the property as a dwellinghouse in terms of the scale and intensification of the proposed use.

Households can take many forms and in terms of occupation of the current dwelling, this could be occupied by 5 family members (possibly more if the garage was converted). Furthermore, without planning permission, the dwelling could be utilised as a house in multiple occupation for up to 6 occupants.

This application seeks to accommodate 3 children and a maximum of 3 staff during the day, with two staff members in the evening/overnight and at weekends.

The supporting information sets out that the children would occupy the dwelling in a manner that would not be materially different to how a family would occupy it. Each child would have their own bedroom and the use of the communal spaces (e.g. kitchen/lounge/garden) would be shared between the occupants.

In terms of the arrangements of shift changeovers, the applicant has submitted a typical shift rota, where there would be a staff cross-over every 48 hour period. The only other arrival and departure would be the manager on weekdays, arriving at 9am and leaving at

5pm.

Trips such as journeys to work, extracurricular activities and routine chores are generally representative of a typical family household where there could be 2 parents leaving for work, school drop-offs and all the other comings and goings during the week which are part of daily life.

The attendance and visits by social workers/support workers would introduce additional but fairly irregular trips, and no more frequent than visits made by a family's relatives or friends for example.

Permitted development - fall back position

A change of use of land or buildings from one classification of use to another use within the terms of the Use Class Order 1987 (as amended) is dependant upon whether the change would be considered '*material*' and therefore development as set out in s55.

There is Case Law which has questioned whether a development of a very similar character and scale to this application actually needed planning permission. The relevant judgement in this case was *North Devon District Council v. First Secretary of State* (2003) EWHC 157 (admin).

In *North Devon* the question to look at was whether a dwellinghouse used as a home for children in care, with care provided by staff on a rota basis, resulted in a material change of use.

It was held that it was a question of fact and degree to the change in scale and character of the use of the dwellinghouse which should be considered and the Court determined that *no material change of use had taken place* due to the fact that for all intents and purposes, the 'care home' would operate within the parameters of a family sized home and function as a family household unit.

In this application, the care element would be provided by staff working on a shift pattern basis and as such, the use would fall into Class C2, on the face of it requiring a change of use from a C3 dwellinghouse.

In assessment of the character, scale and intensification, and to summarise, the following factors of this application are considered:

- the size of the household for 3 children and 2/3 adults would not go beyond what would be expected of a family unit in a 4 bed house;
- the normal comings and goings would not significantly go beyond that of what would be expected of a family unit - eg children going to school, rotation of staff replicating working patterns, recreational activities;
- visitors would not go beyond that normally expected of a family household in terms of trips to the property.
- there would be no specific medical needs which would require additional visitors to the site

It is a matter of fact and degree as to whether the development would '*materially*' alter the character of the use of the current dwellinghouse. For all intents and purposes, the scale of proposed development and the daily routines of the occupiers would operate the same as a family home which is classed as a C3 Use and it is therefore considered that the proposed change of use would not change the character of the residential area or intensify activities at the property beyond that of a 'typical family' household.

The applicant has chosen to apply for planning permission in this case but had a Lawful Development Certificate been submitted to establish whether a 'material' change of use would occur, given the assessments above and the Court ruling in the *North Devon* case, the LPA could consider the proposal would not constitute development under Section 55 of the Town and Country Planning Act (as amended), and as such would be lawful in any event.

It is therefore considered that the principle and the scale of the proposed change of use would not have an adverse or detrimental impact on the character or the amenity of the surrounding area or adjacent properties and would comply with UDP Policies EN1/2, CF3 and CF3/1.

A number of uses fall under the umbrella of Use Class C2 (residential institutions), including a hospital or nursing home, residential school, college or training centre. The size of the property and the existing parking and access may be sub standard compared to other C2 Uses and as such it is considered reasonable to control the use for a residential care facility only at the scale proposed. An appropriate condition to this effect would therefore be included.

Impact on residential amenity

As discussed above, it is considered that the character and the scale of the use would be consistent with that of a family household occupying the existing 4 bedroom detached dwelling. The property would be accommodated by cared for children and occupying care adults in a manner that would not be materially different to how a family would occupy a dwelling and the transition of staff, trips to and from the property and any visitors to the house would be commensurate with family households and family lifestyles.

The perception of crime and disorder under the planning acts can be a material consideration as is stated within the NPPF. The Council has a duty imposed upon it to consider The Crime and Disorder Act 1998 to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area.

Some objections refer to the potential for anti-social behaviour and allude to the 'type' of future occupants, claiming that they may pose a danger for existing residents due to abusive, threatening and violent behaviour.

In consideration of this issue, the Council has consulted Greater Manchester Police and Children's Centres and Early Years.

The assessment of impact on residential amenity relates to the nature and character of occupation as a care home and not on the assumptions about the particular character of individuals. Children are in care for any number of reasons and the objective of the operator is to offer the best possible care, support and security for children in an environment which would be consistent with 'normal' residential living conditions and the regularity of daily living.

Living within a community environment and providing the children with a 'normal' and stable lifestyle is also one of the reasons for accommodating children within a residential environment, and it is therefore in the interest of the applicant that they integrate with neighbours and the community rather than be a cause of conflict.

Furthermore, the applicant would be regulated by OfSTED with the binding agreement that there be no more than 3 children in care at the property at one time and of an age range between 7-17 years old. An appropriate condition would also secure that this be the case. The police do have a direct liaison with the managers of such sites and maintain a register of the locations of such premises.

There have been no representations made from the Police in terms of objections and no objections from Children's Services. As such, there is no evidence to substantiate that this particular user and proposal should not be supported and that the development would increase the rates of crime or disorder.

It is therefore considered that the proposed development would not conflict with the character of the area or have an adverse impact on the amenity of local residents and would therefore comply with UDP Policies CF1/1, CF3, EN1/2 and EN7/2.

Layout arrangements

The proposed layout would not fundamentally change from the current arrangements and there would be no physical alterations to the property.

The existing dwelling has a driveway and parking for 3 cars which would be maintained.

At the rear is a garden and there is ample room for bin storage and there would be no requirement for any additional provision beyond that already provided.

Internally, the only change would be to convert a ground floor room to an office/sleep area for staff. Conversion of an internal space to living/bedroom accommodation does not require planning permission and could be carried out at any time and by existing or future occupiers if its use continued as a C3 dwelling. Similarly, the garage could also be converted to living accommodation without the need for planning permission.

For all intents and purposes, the property would continue to have the character and appearance of a passive suburban dwelling and there would be no detrimental impact on the street scene or residential character of the locality.

As such, it is considered the proposed layout would comply with UDP Policies EN1/2, H4/2, CF3 and CF5.

Highway issues

Local residents have concerns about the lack of parking and traffic generation to the property which would compromise highway safety.

In terms of staff rotations, during the week there would be 3 members of staff on site when the property is fully staffed, with two staff working a 24-hour shift and one Manager working a 9-5 work week.

The busiest time of the day would be at shift changeover time but this would be for a brief period only (30 mins or so). Comings and goings at the property would also be fairly typical of family households (when people leave for work, drop off at school, carry out daily chores or other such journeys) and therefore the proposal would not be dissimilar to the general functions and daily living behaviours of typical households.

In terms of parking, the driveway could provide spaces for 3 cars and if all the day staff drove to the site, there would be adequate space to park. Similarly there would be sufficient parking for the night staff. Comparatively, the property could quite reasonably be occupied by up to 4 or 5 car owners, plus there could be additional trips to the site by visitors, friends/family and from deliveries or servicing requirements associated with day to day living

There would be other visitors to the property from social workers and such like, but these would be so infrequent and at pre-arranged times when parking would be able to be managed. There is on street parking in front of the property which could be used by visitors (as there is for visitors to other premises on the street) or social workers/support staff but this would only be for brief periods of time and on infrequent occasions and would only be the same for visitors to the existing dwelling.

The site is also in a sustainable area where there is access close by to bus services and therefore reasonable to consider that some staff members may travel by public transport.

The scale of the development proposed would be commensurate of family living and it is therefore considered the proposed use would not have a significant on the impact on parking in the area, the free flow of traffic or cause highway issues.

Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe and the Traffic Section

have not objected to the proposal.

As such, the proposed development is considered to be acceptable and would comply with UDP Policies CF1/1, CF3, HT2/4 and HT6/2

Response to objectors

- The applicant is Upwards Care Solutions Ltd. Objectors have raised the issue that the company's website states it supports persons aged between 16 to 25 year olds and residents state the application is misleading by proposing a care home for 7-17 year olds. The applicant has confirmed the age range of the children would be 7-17 years and this would be regulated by OfSTED. The Council is required to consider this application based upon what is presented to it. A condition is recommended to limit the age ranges of the children and that there would be no more than 3 children in care at any one time as proposed.
- There would be no more overlooking to neighbouring properties from habitable room windows than currently exists.
- Revised plan received to show 3 parking spaces achievable and available on the driveway.
- Issues relating to impacts on the character of the area, residential amenity and highways have been covered in the above report.
- many of the personal concerns over individual needs would be within the control of other regulatory services to control and not the planning system.
- Other issues raised are not material to the planning application

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.

Recommendation: Approve with Conditions

Conditions/ Reasons

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 - Location plan 8/9/23; Site and site location plans 1940.103 rev C; Existing floor plans and elevations 3/9/23; Proposed floor plans and elevations 3/9/23 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 listed.
3. The children in care to be accommodated at the property hereby approved shall be between the ages of 7-17 years only and there shall be no more than 3 children residing at the property at any one time.
Reason. To ensure the appropriate provision of facilities and standards of accommodation are provided for future occupiers and to ensure the use of the property is not over intensified to unacceptable levels which would incur additional activities and disturbances to local residents beyond that which would be accepted for a residential dwelling in a residential area pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, CF3 - Social Services and CF3/1 - Residential Care Homes and Nursing Homes.

4. The premises to which this approval relates shall be used for residential care only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

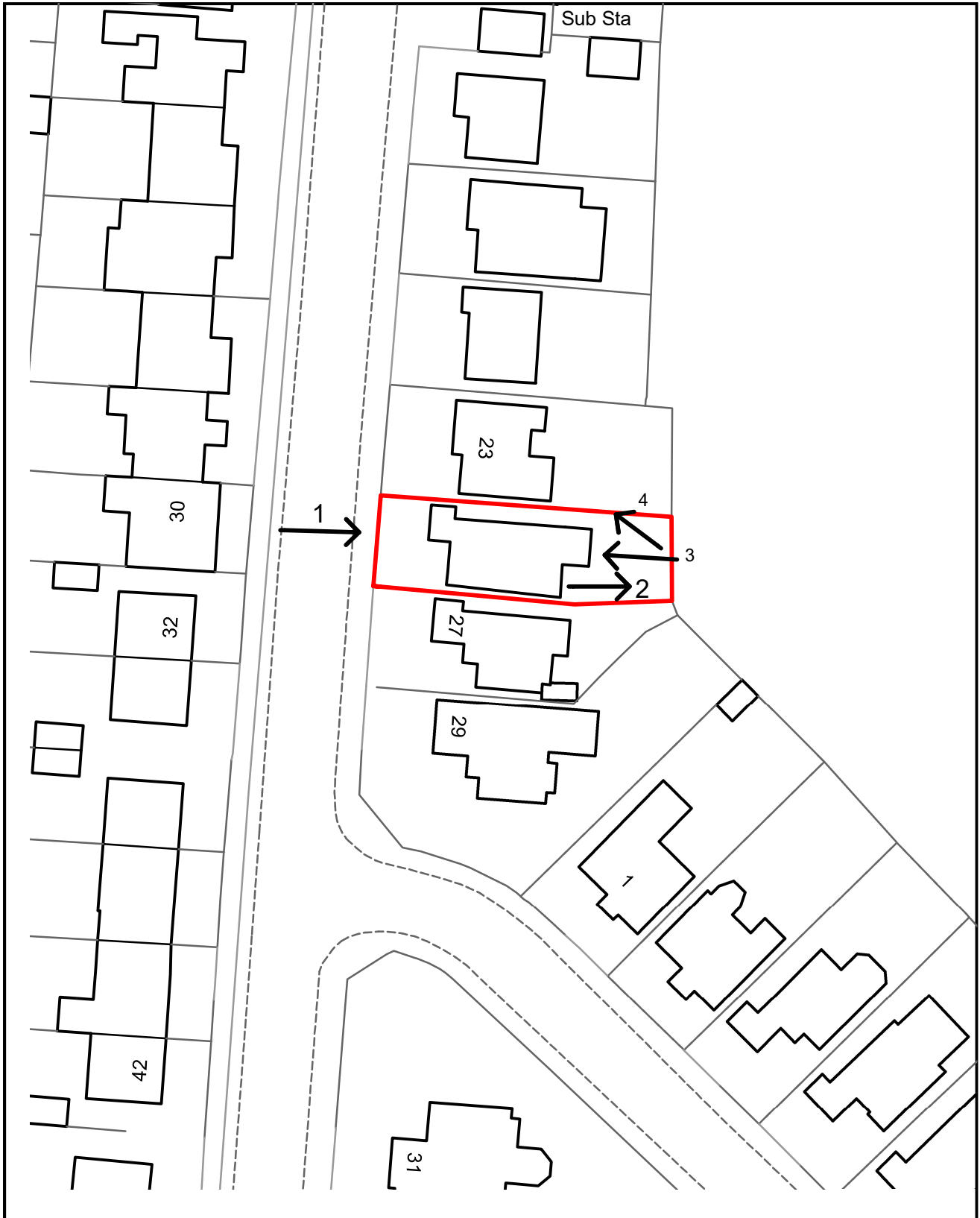
Reason: To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which would cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to policies EN1/2 - Townscape and Built Design, CF3 - Social Services, CF3/1 - Residential Care Homes and Nursing Homes, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

5. The car parking indicated on approved plan reference 1940.103 Revision C shall be made available for use prior to the use hereby approved commencing and thereafter maintained in situ at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Bury Unitary Development Plan Policy HT2/4 - Car Parking and New Development

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70061

ADDRESS: 25 Randale Drive Bury



Bury
Council

Planning, Environmental and Regulatory Services

© Crown Copyright and database right (2023). Ordnance Survey 100023063.

70061

Photo 1



Photo 2



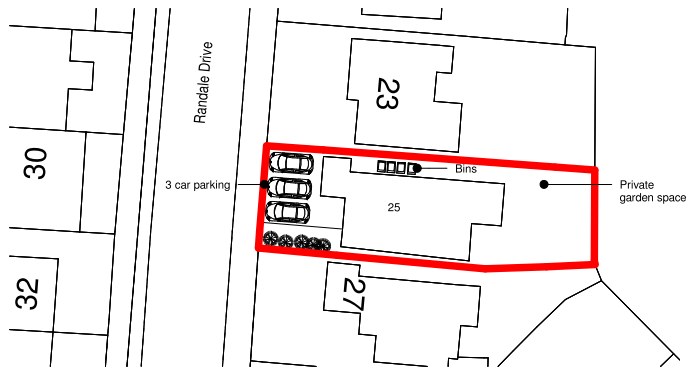
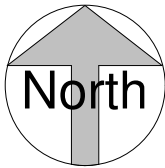
70061

Photo 3



Photo 4



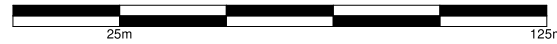


Site Plan

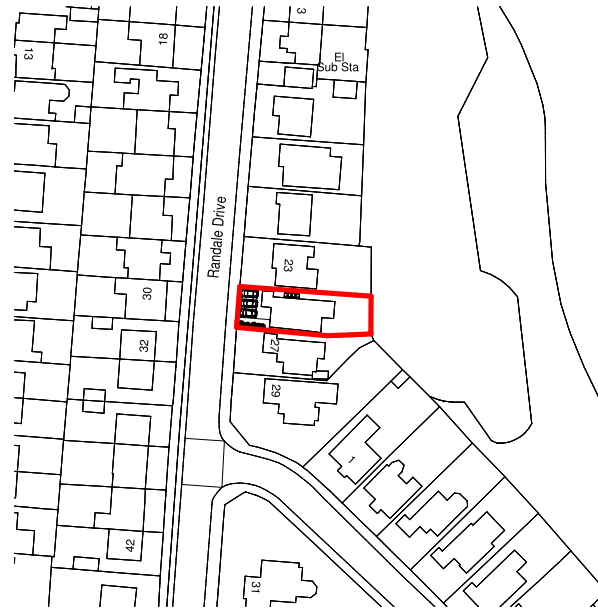
1 : 500



SCALE 1:500



SCALE 1:1250



Site Location Plan

1 : 1250

Rev. No.	Description	Date
C	Revised parking layout	08.11.23
B	General revisions	27.09.23
A	Shown bins, parking and rear garden space	22.09.23

DirC Architectural Ltd.
 13 Ringcroft Gardens,
 Mosson
 Manchester
 M40 5GG
 m: 07940 933 498
 e: dirc@hotmail.co.uk



Client
UPWARDS CARE SOLUTIONS LIMITED

Project
 Change of Use from C3(a) to C2

Project Address
 25, Randale Drive, Bury, BL9 8HZ

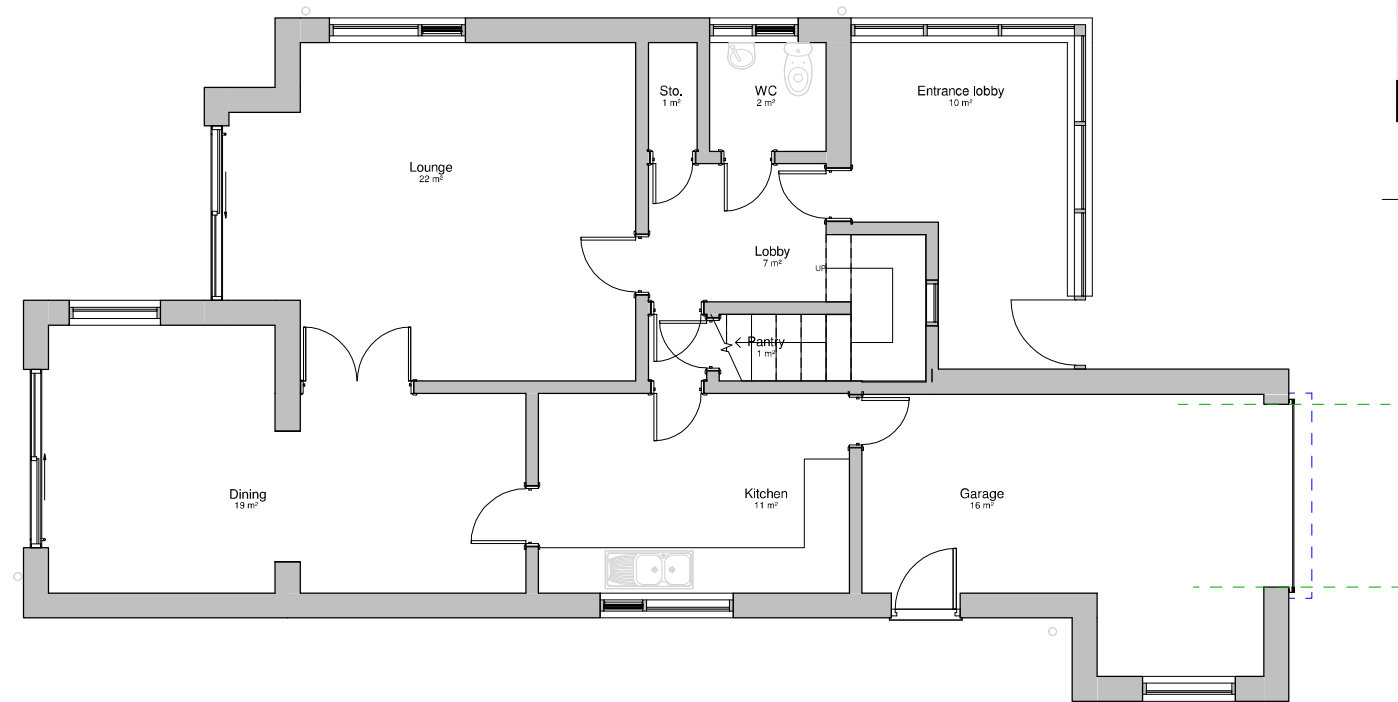
Sheet title
 Site and Site Location Plans

Project number 1940	Date 03.09.2023
Drawn by DirC	Checked by DirC
Drawing Number 1940.103	Scale @ A3 As indicated
	Revision C



01 - First Floor Existing

1:50



00 - Ground Floor

1:50



Existing - Side Elevation

1:50



Existing - Rear Elevation

1:50



Existing - Front Elevation

1:50



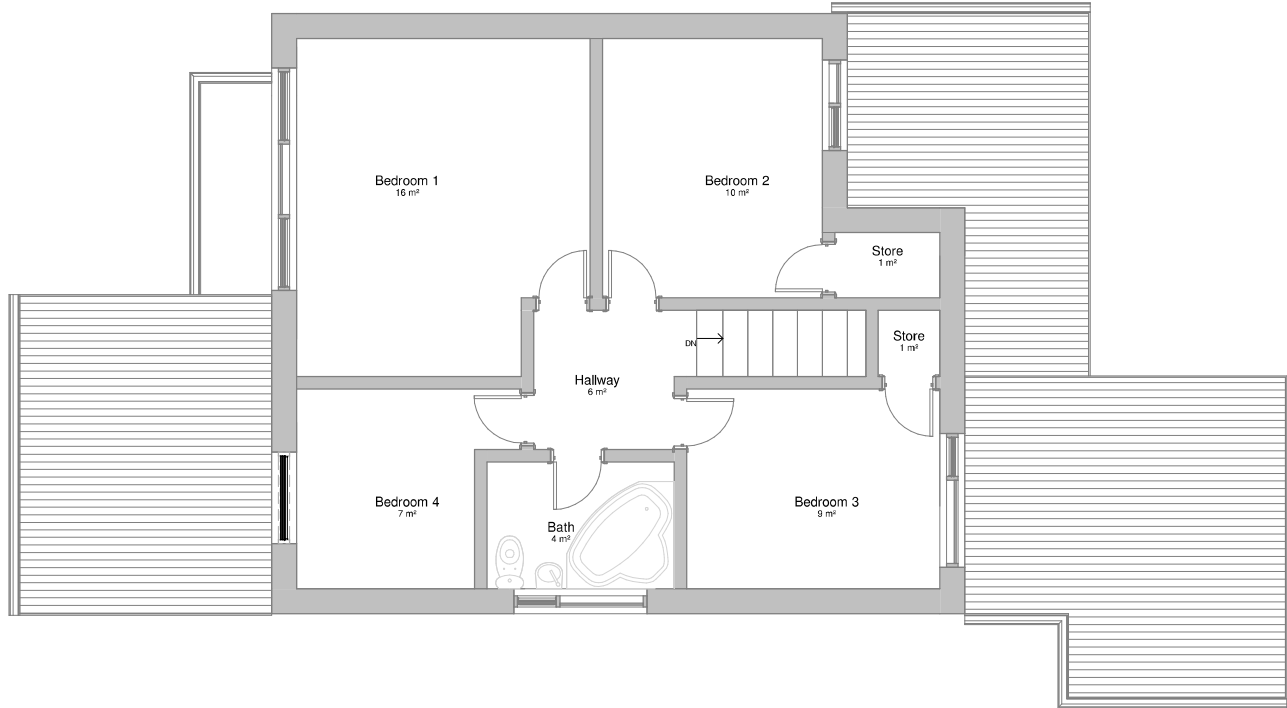
Existing - Side Elevation

1:50

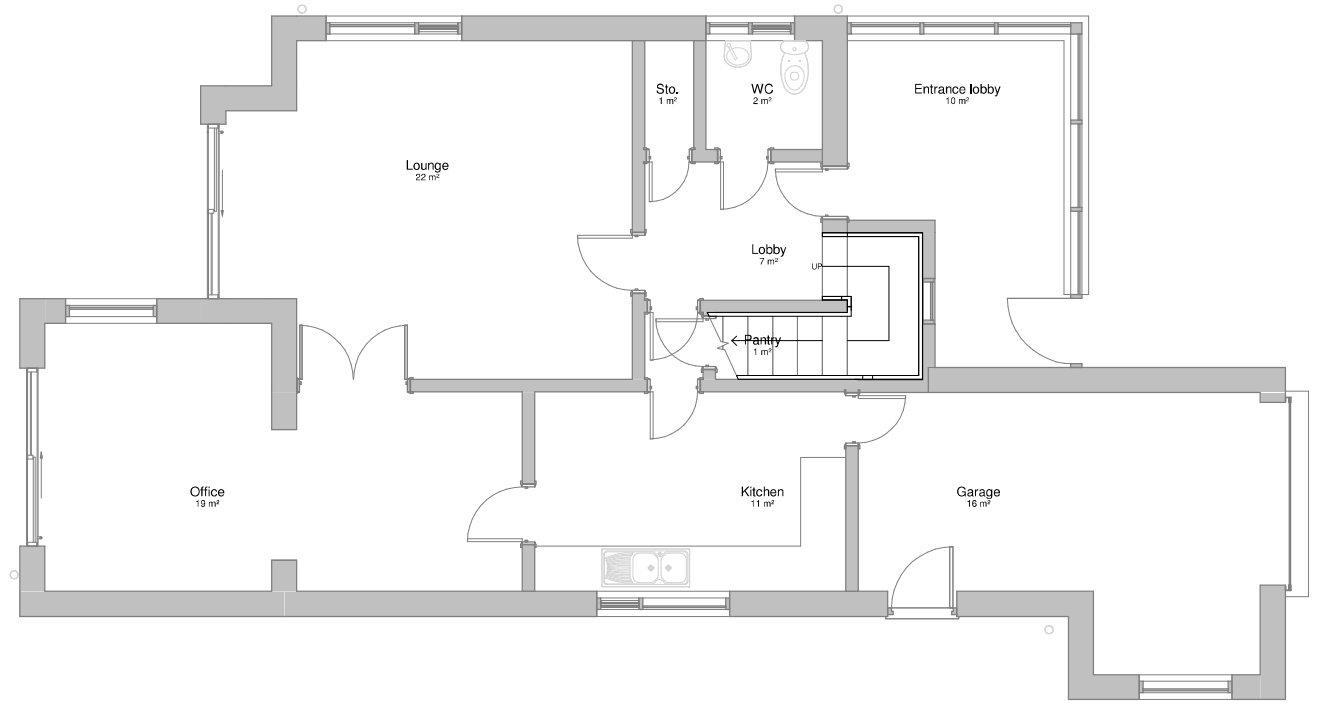
Rev. No.	Description	Date
1	DirC Architectural Ltd. 23 Regent Gardens, Wolverhampton WV6 5SD	
2	m: 07943 333 456 e: dir@dirc.co.uk	
Client: UPWARDS CARE SOLUTIONS LIMITED		
Project: Change of Use from C3(a) to C2		
Project Address: 25, Randalde Drive, Bury, BL9 8HZ		
Sheet Title: Existing Floor Plans and Elevations		
Project number	1940	Date
Drawn by	DirC	03.09.2023
Checked by	DirC	
Drawing Number	1940.101	Scale
		1:50



SCALE 1:50



01 - First Floor Proposed
1:50



00 - Ground Floor Proposed
1:50



Proposed - Rear Elevation
1:50



Proposed - Front Elevation
1:50



Proposed - Side Elevation
1:50



Proposed - Side Elevation
1:50

Rev. No.	Description	Date
A	General revisions	27.09.23

DirC Architectural Ltd.
23 Regent Gardens,
Wolverhampton
West Midlands
B60 5SD
t: 01902 323 456
e: dir@dircad.co.uk

Client:
UPWARDS CARE SOLUTIONS LIMITED

Project:
Change of Use from C3(a) to C2

Project Address:
25, Randal Drive, Bury, BL9 8HZ

Sheet Title:
Proposed Floor Plans and Elevations

Project Number	Date
1940	03.09.2023
Drawn by	DirC
Checked by	DirC
Drawing Number	1940.102
Scale	1:50
Revision	A