

Ward: Bury West - Elton

Item 03

Applicant: Orchid Care Ltd.

Location: 66 Rudgwick Drive, Bury, BL8 1YE

Proposal: Change of use from Residential Property (C3) to Children's Residential Care (C2)

Application Ref: 71366/Full

Target Date: 05/02/2025

Recommendation: Approve with Conditions

Description

This application relates to a detached 4 bedroom residential property (Use Class C3) located on the north-east side of Rudgwick Drive on the corner of Tonbridge Drive, Bury. The property has a generous single driveway and garden to its frontage with shrub planting on its front corner that extends along the boundary with Tonbridge Drive into a rear well established garden area that has a mix of trees and shrubs around its boundaries. The property also has a rear sun room addition.

Planning permission is sought to change the residential property (Use Class C3) to provide for children's residential care (Use Class C2). The submitted Site Plan indicates the driveway is to be extended to accommodate two cars.

This house seeks to be used as a medium to long term Ofsted registered residential home for young people of all genders between the ages of 7 - 18-year-old's. The house would provide accommodation for three young persons at a time. Each young person would have their own bedroom. The house would have 2 staff members during the day and 2 staff members overnight. A registered manager will visit the property. Carers can also be a registered manager, or this may be an additional person visiting the property.

The property would be staffed 24 hours a day, 7 days a week, operating on a 12 hour shift basis, such that there would be a staff changeover in the morning and evening (2 staff changing at 08:00 and 20:00, although could be flexible). There would also be a Home Manager, who would be in attendance during typical office hours.

At this stage, the applicant is not aware of specific individual children who would occupy the property. Until such time as a planning permission is in place and the applicant can therefore prepare the home for operation nor is it known what the individual needs of the children in the care system will be at that time. Therefore, where the submitted application is not explicit, such as the suggestion that home-schooling could be a possibility if local (or other) schools are not suitable, this is intentional to ensure the application is assessed and determined on the 'worst case' scenario in terms of the home being at maximum capacity with children with the most intensive and extensive needs.

Background

The identified end user of the facility would be Orchid Care Limited, the applicant, who are a children's residential care business, who also operate an elderly/dementia care home in Rossendale. The supporting information states that Orchid Care Limited seek to offer the best possible outcome for all children and to prepare them for adulthood. Children would live as a family would, as far as is practicable. The operators have appropriate qualification in Social Care and Management, they and their staff are trained in safeguarding,

challenging behaviour, moving and handling and risk management.

As stated in the representations received from local residents, the applicant operates another Children's Care Home in the area, at Trimmingham Drive and indeed have reviewed that last Ofsted report, associated with that Home. The applicant has informed Officers that at the time of the Ofsted report, that home had been through an unsettled and testing period for a number of reasons. However, since then they have advised that Orchid Care have sought to rectify and correct the issues that had been experienced and have worked to improve the home, not just for the children in residence, but for the neighbours, community and the staff. They have done this by changing the management team and a number of new strategies, protocols and procedures have also been established.

Relevant Planning History

Not applicable.

Publicity

7 adjoining neighbours were consulted by letter.

115 representations have been received in total; 2 letters of support, 113 letters of objection and an email from Ward Councillor Rydeheard requesting the application is determined by Planning Committee.

The representations received raise the following matters:

Support

- States children should be able to grow up in a quality environment and deserves an opportunity to live in a nice community.
- Asserts the property is ideally places to offer such an environment being close to such amenities as schools, playgrounds and open countryside.
- It is unlikely there would be more than 2 cars parked outside this house at any time. and states where social workers are visiting, they would be there for 1-2 hours during the day when many residents would be at work and asserts even 3-4 cars would not cause major issues since this house is in the middle of the estate, not close to the schools.

Objections

The following concerns have been raised:

Suitability of Site

- Asserts the house is not big enough to accommodate the proposed amount of children and would result in cramped accommodation.
- Advises the site is not suitable in this quiet residential estate with many elderly residents and young families.
- Raises concerns about children who walk along Rudgwick Drive and concerned they would no longer be safe due to unknown nature of children who are to live at the property and the potential for more police presence in the area due to anti-social behaviour.
- Asserts the bedrooms should accord with the space standards set out in the National Space Standards.

Amenity

- Asserts the impact on noise coming from this house is going to be significant and advises this house is going from a quiet home, to a business temporarily housing troubled teenagers that have been removed from their families for whatever reason.

- Change in nature of occupancy will result in greater noise disturbance than a family occupying a dwelling on the estate.
- Change in nature of house from a family house to a house managed by staff with transient occupants, detrimental to the character of the area and the amenity of other neighbours, including vulnerable and elderly residents.
- Concerned that quality of life, well being and privacy would be adversely affected due to sharing a front garden area with the application site.
- Concerned that the proposal will cause distress to neighbouring residents who have Dementia and/ or are towards the end of life.
- States residents have a right to live in peace and notes that the Trimmingham Drive house run by the applicant has adversely affected the amenity of the residents surrounding that house.
- Asserts there would be a risk of increased level of noise and disturbances on the estate.

Crime

- Raises concerns that occupants of the proposed care home would cause anti-social behaviour.
- Raises concern that children will no longer be safe to walk to and from schools.
- Safeguarding concerns - stating an influx of unsupervised visitors or potentially disruptive behaviour from the children's home could pose safety risks to the school children and disrupt their daily routines.
- Asserts there would be a risk to the personal safety of the estate residents.
- Asserts there would be a risk of increased vandalism and wilful damage on the estate.
- Estimates level of increased use of the emergency services for 24/7 cover.

Parking and Highway Safety

- Assert there would be a significant impact on highway safety and traffic flow due to the lack of car parking provision on Rudgwick Drive.
- Advise that there are regularly 6-8 cars associated with the applicants' house on Trimmingham Drive and raises concern about the impact on parking provision and on safety on Rudgwick Drive.

Wildlife

- Concerned that there would be an adverse impact on wildlife as the well stocked garden, home to an array of wildlife, will not be looked after in the manner that a family would, to the detriment of the wildlife that live in this garden.
- Asserts there is a beautiful tree in the garden that they understand may be cut down to house a car park but this tree houses bats and birds of prey and is the largest tree in the area and would be severely detrimental to the local area if it was destroyed

Other Matters

- Points out contradictions in the submission, namely relating to stating the property has parking provision for two cars, when it does not and when they are proposing to extend the driveway to accommodate two cars.

Non-Material Planning Considerations

- Advises the covenants on the property prevent its use changing from anything other than a dwellinghouse.
- Concerned that the applicant runs a similar property on Trimmingham Drive that has impacted negatively on local residents and questions why they are being considered to open another business so close by.
- Raises concerns that house prices would drop and advise houses on Trimmingham Drive have decreased in value by at least £10,000.

- Questions, who is liable for the cost of repairs to damage to neighbouring properties.
- Asserts the Council has been told to stop spending with private care providers as it cannot be sure the services it procures from third parties are being delivered in accordance with contract and mention a report by Mazars.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to planning conditions requiring detailed vehicular access, parking and bin storage arrangements to be submitted to and approved in writing by the Local Planning Authority, in the interests of ensuring the development does not adversely affect the adopted highway in any way.

Environmental Health - Pollution Control - No comments or observations received.

Waste Management - No comments or observations received.

Greater Manchester Police - designforsecurity - No comments or observations received.

Children's Commissioning Team - No comments or observations received.

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/2	Townscape and Built Design
CF1/1	Location of New Community Facilities
CF3	Social Services
HT2/4	Car Parking and New Development
H3/1	Assessing Non-Conforming Uses
H4/2	Special Needs Housing
EN7/2	Noise Pollution
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
JP-H3	Type, Size and Design of New Housing
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

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 and PfE Policies 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.

Principle of Development

The NPPF advocates the objectives to achieve sustainable development, one such objective is to support strong, vibrant and healthy communities by fostering well-designed and safe built environments with accessible services and open spaces that reflect current

and future needs and support communities' health, social and cultural well-being.

Chapter 8 - 'Promoting healthy and safe communities', states that policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst things, promote social interaction, are safe and accessible and enable and support healthy lifestyles. Account should also be taken to support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

UDP Policy CF1/1: 'Location of Community Facilities' gives regard to factors including impact on residential amenity, traffic generation and parking, scale and size of development, accessibility to shops and services, suitability of the chosen location, public transport and needs/requirements of those with a physical disability. This is supported by UDP Policy CF3: 'Social Services' that considers favourably proposals for the provision of new, and the improvement of, existing facilities for children, young and the elderly, those with mental health or physical and special needs, 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.

UDP Policy H3/1 - Assessing Non-Conforming Uses in primarily residential areas assess proposals, including the change of use, in consideration of factors including noise, vibration, smell, visual intrusion, traffic generation, parking arrangements and hours of operation.

UDP Policy H4/2 - Special Needs Housing - seeks to support the provision of special needs housing recognising that specialist accommodation is needed for the most vulnerable members of society. Regard is given to factors including the convenience of location to shops, public transport and community facilities, location of health care facilities, gradient and accessibility to public transport, parking and amenity provision and high standards of design, layout and landscaping to achieve a satisfactory environment.

The Places for Everyone Joint Development Plan confirms within their vision for Greater Manchester that they seek "A place where all children are given the best start in life and young people grow up inspired to exceed expectations."

PfE Policy JP-H3 supports specialist housing for older households and vulnerable people. This is further supported by PfE Policy JP-P1 that states that all development, where appropriate should be socially inclusive:

- A. Responding to the needs of all parts of society;
- B. Enabling everyone to participate equally and independently;
- C. Providing opportunities for social contact and support; and
- D. Promoting a sense of community.

Objections refer to the proposal being inappropriate in a residential area, by reason of lack of parking, traffic, noise, impact on the community, anti-social behaviour and safety.

The proposal relates to a detached 4 no. bedroom family dwelling located within a well-established residential area. The application proposes to provide living accommodation for 3 children in a setting that would be as close to a family environment as practicable. The property would not be required to be extended. The residents (i.e. the children) and 2 staff would occupy the dwelling in a manner broadly akin to occupation by a family.

The applicant has confirmed that staff would be on site and available within the home to respond to any issues, and a management plan has been submitted in support of the application that confirms procedures are in place for any anti-social behaviour and mandatory training for staff members. The management plan confirms that each child/young

person has their own individual plans/protocol which includes care plans, placement plans, risk assessments, behaviour plans and assessments to further ensure that the child/young person is kept safe from harm and assists in preventing the child/young person from carrying out any anti-social behaviour.

The submitted management plan confirms that the children/young people have, where necessary, a team of professionals that work with them to further underpin the work of on site staff. Staff are required to deliver in association with the plans and protocols set out above and within the management plan. They consider that this additional support detailed above goes beyond that of a Use Class C3 dwelling and as such would constitute a material change of use that requires planning permission. This additional support within the management plan includes identifying appropriate support in relation to the young people's physical, emotional and psychological health and the management plan confirms that should a child/young person become consistent in any behaviours that might affect the neighbours and local community, the manager would potentially have to move that child/young person on to a more suitable placement.

Given the above, the proposed use would provide a valuable facility for more vulnerable members of society and as such would be compliant with the above policies and the principles of the NPPF. The principle of the development would therefore be acceptable.

Layout and Design

In addition to the policies set out above UDP Policy EN1/2 - Townscape and Built Design seeks to protect the character and townscape of the boroughs towns. PfE Policy JP-P1: Sustainable Places aims to promote a series of beautiful, healthy and varied places.

The proposal would not require any external changes to facilitate the change of use. Given this, the building 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 the relevant policies.

Amenity

In addition to UDP Policies H2/4 and H3/1, UDP Policy EN7/2 seeks to restrict development that would lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users.

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. One of the existing bedrooms would be retained as an office for staff members reducing the number of bedrooms at the property to 3.

The applicant has confirmed procedures and protocols are in place to support future residents, this being an OFSTED requirement. The supporting information sets out that the children would occupy the dwelling in manner that would not be significantly different to how a family would occupy it however additional support is available for the children where required. Each child would have their own bedroom and communal spaces (e.g. kitchen/dining room/lounge) would be shared between occupants. The applicant has confirmed that education is a priority.

Households can take many forms and the current dwelling could be occupied by a family of up to around 5 individuals. Furthermore, without planning permission, the dwelling could be utilised as a house in multiple occupation for up to 6 occupants as permitted development.

The dwelling is detached, which would reduce the concerns of noise transference. Occupants would engage in activities as any child would when occupying the dwelling as a family home.

Some objections refer to the potential for anti-social behaviour allude to the 'type' of occupants claiming that they may pose a danger for existing residents and children within the locality. Regardless, the character of individuals that may come to occupy a care home is not a material planning consideration. The assessment of impact on residential amenity relates to the nature of occupation (as a care home) and not assumptions concerning the character of individuals. If there is a case of anti-social behaviour, given the supervision in place, this is likely to be limited and short-lived. Indeed, given the investment within the operation and the regulation by both Ofsted and the Local Authority, it would be in the interests of the operator to ensure that the care home is run in a professional manner that would not give rise to complaints by surrounding residents. One of the objectives of the care home would be to ensure that the children were able to live as part of the local community, functioning as much as possible as a 'normal household' to bring stability and to be able to live as part of the community. The objective would be to offer the best possible outcome for children and to prepare them for adulthood.

Given such circumstances, and the potential alternative iterations for occupation of the dwelling, it is not considered that the proposed change of use of the dwelling would have a significantly greater impact upon neighbouring amenity in terms of noise and disturbance.

Some objections have also raised concerns in relation to overlooking, loss of privacy and general loss of amenity. There are no proposed alterations to the configuration of the windows and doors of the house, with minimal internal alterations to the layout/uses of the rooms. One of the existing first floor rear bedroom windows would be used as a staff bedroom with one of the front ground floor rooms proposed as another bedroom for a carer that will also be utilised as an office area. Given that the uses of the rooms remain broadly similar to the existing it is considered that residential amenity of both future occupants and neighbours would be maintained as existing in relation to this aspect.

It is therefore considered that the proposal would not conflict with the character of the area or have an adverse impact on the amenity of local residents. Given the above, the proposal would therefore comply with the policy considerations set out.

Crime and Disorder

Paragraphs 96 and 135 of the NPPF states that planning decisions should aim to achieve places which promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Fear of crime can therefore be a material consideration in planning decisions but only if there is significant evidence to show that the increased fear of crime would actually occur.

Representations have been received raising concerns about disorder and anti-social behaviour that may be caused by future occupants of the care home.

There is no firm evidence in this application that such occurrences would be attributed to future occupants of the property. GM Police have raised no objections and crime and disorder is not an inevitable consequence of a children's care home, but rather a question of individual behaviour and appropriate management.

There is no evidence that the use of the property as proposed would cause harm to the welfare of existing residents or other children in the area.

Highways and Parking

The application site is located on Rudgwick Drive on the junction of Tonridge Close. Our Lady of Lourdes R.C Primary School is located off Rudgwick Drive at its southern end. The northern end of Rudgwick Drive adjoins Springside View where a pedestrian access exists to Old Hall Primary School and Tower View Nursery.

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. PfE Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

PfE Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency. In terms of parking standards, in addition to PfE Policy JP-C8 and UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

SPD 11 sets a maximum standard for type of C2 care home at a rate of 1 space per 4 beds. Applications are to be assessed on their own merits and in consideration of their location and nature of intended occupation.

Objections in relation to traffic, parking and highway safety are outlined under the Publicity section of this report.

The dwelling currently has a dropped kerb to the front, that is utilised to access a generous sized single car parking space. A site plan has been submitted that shows the driveway would be widened to accommodate two parking spaces. This would require a reconfiguration of this area and the loss of some of the grassed area. To ensure this is carried out without harm to both the visual qualities of the street scene and the safety of the adopted highway. A planning condition has therefore been recommended to secure a satisfactory and safe development.

As a 4 bedroomed dwelling, the property could easily be occupied by 3 car owners, plus any additional trips to the site by visitors, friends/family and from deliveries or any servicing requirements associated with day to day living.

There would also be the usual servicing vehicles or potentially deliveries made to the site but this would be typical of everyday life and not dissimilar to that of a family in a dwelling of this size.

The proposal would comply with the 2 spaces per 4 beds maximum standard set out within SPD 11 which will be of a satisfactory size. Given the above, and the fact that there is on-street parking provision within the vicinity of the site, it is considered that the parking provision for the proposal is acceptable, as too is the effect on the free flow of traffic in the locality.

Carbon and Energy

PfE Policy JP-S2 - Carbon and Energy sets out the steps required to achieve net zero carbon emissions.

The applicant considers that by re purposing the existing building, energy demand is minimised through the utilisation of pre-existing services, structure, and spatial configurations. This avoids the energy consumption associated with new construction activities. The applicant also proposed energy efficiency improvements within the existing building, such as LED lighting and upgrading of insulation. Given that the proposal is for a

change of use, with no external amendments to the structure proposed it is considered that this approach is acceptable.

Digital Connectivity

Policy JP-C2 - Digital Connectivity requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.

The applicant has confirmed that the site will aim to support high-speed broadband connectivity to meet the needs of residents and staff. Where existing infrastructure allows, full fibre broadband services will be utilised. As such the proposal is considered to comply with this policy consideration.

Biodiversity/ Wildlife

Representations raise concerns over the impact either the loss of the established rear garden area, or its lack of management would have on wildlife. Whilst Officers understand this concern, Members should be mindful that another family could move into the property and remove all the planting without the need for planning permission. Whilst the planting of the property adds greatly to the visual qualities of this area of Rudgewick Drive, it would therefore not be reasonable to secure its retention through the planning process.

Biodiversity Net Gain

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.

The proposed change of use would occupy an existing building and therefore the de-minimis exemption applies.

Response to Representations

Many matters raised in objections are not material to the assessment and determination of the planning application. It is considered that the material planning considerations have been assessed within the body of the report.

Children in care homes come from a wide range of backgrounds and experiencing a range of issues. With the proper safeguarding procedures in place, regulated by Ofsted and Childrens services, it would be unreasonable to assume the children occupying the property are a serious danger to the public or even criminally minded. Whilst the concerns about the proposed care home amongst residents are recognised to a point, the proposal has to be assessed against planning policies and inline with material planning considerations.

In terms of the assertions that the applicant should not be approved due to Childrens Services being advised in an independent report that it should not be using private care providers, this is not a material planning consideration.

In respect of the concerns raised advising there is restrictive covenants on the property, restrictive covenants affecting a property are not a material planning consideration. A grant of planning permission does not override or invalidate existing restrictive covenants on a property. Private property rights (including possible interference with easements, breaches of covenant, etc.) are not matters that the Council is entitled to take into account in determining the planning application.

Conclusion

The home would provide for care for up to 3 children, administered by non-resident care

staff who would work in shifts, thereby providing round-the-clock care. Children need to be looked after and could not, on their own, be regarded in the true sense as a household without the presence of a carer. There would be up to three children living at the property and three carers present during the daytime and 2 carers overnight.

Whilst Carers who provide 24-hour care but who are not resident could not be regarded as living together in a household, the nature of the proposed development, would not be so dissimilar to the residential nature of the estate on which the application property is located.

There would be two parking spaces, and safe on-street parking in front of the property and along Rudgwick Drive and the proposed use would not cause highway safety issues or affect the free flow of traffic on the estate to such a degree that would warrant refusing the application on this ground.

Based on all the above, subject to the recommended conditions, it is recommended that the application be approved.

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 permission relates to the following plans and documents:

Drawing no. 1983.100: Site and Site Location Plans;
Drawing no. 1983.102: Proposed Floor Plans and Elevations; and
Document: Orchard Care Management Plan

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 Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The premises to which this approval relates shall be used for residential care only to a maximum of 3no. children/young persons 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 could 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, H4/2 - Special Needs Housing, HT2/4 - Car Parking and New Development, JP-P1 - Sustainable Places, JP-C5 Streets for All, JP-C6 -Walking and Cycling and JP-C8 - Transport Requirements of New Development.

4. Notwithstanding the details indicated on submitted plan reference 1983.100, the use hereby approved shall not be commenced unless and until revised vehicular access and parking arrangements, incorporating the extension of the existing footway crossing on its northerly side away from the Tonbridge Close junction and extended hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, have been submitted to and approved by the Local Planning Authority. The alterations subsequently approved and any highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing.

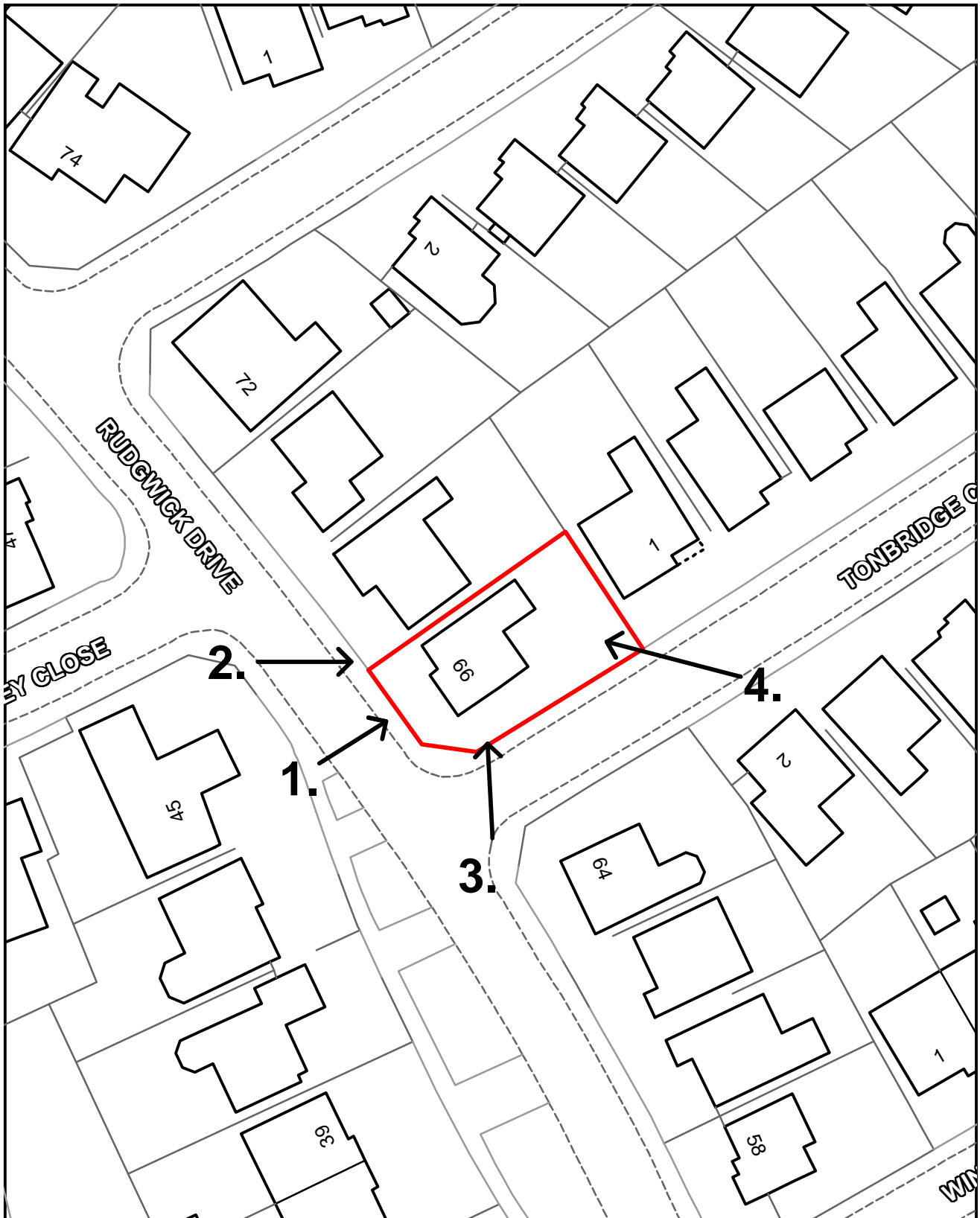
Reason. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway, in the interests of road safety pursuant to Policies CF1/1 - Location of New Community Facilities, H4/2 - Special Needs Housing, EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling and JP-C8 - Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

5. Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter

Reason: To ensure that adequate bin storage arrangements are provided within the curtilage of the site pursuant to Policies CF1/1 - Location of New Community Facilities, H4/2 - Special Needs Housing and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling and Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

71366 - Viewpoints



ADDRESS: 66 Rudgwick Drive, Bury, BL8 1YE



Bury
Council

Planning, Environmental and Regulatory Services

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71366

Photo 1



Photo 2



71366

Photo 3



Photo 4

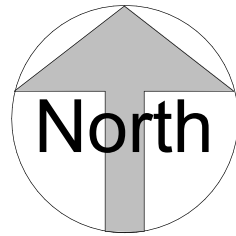




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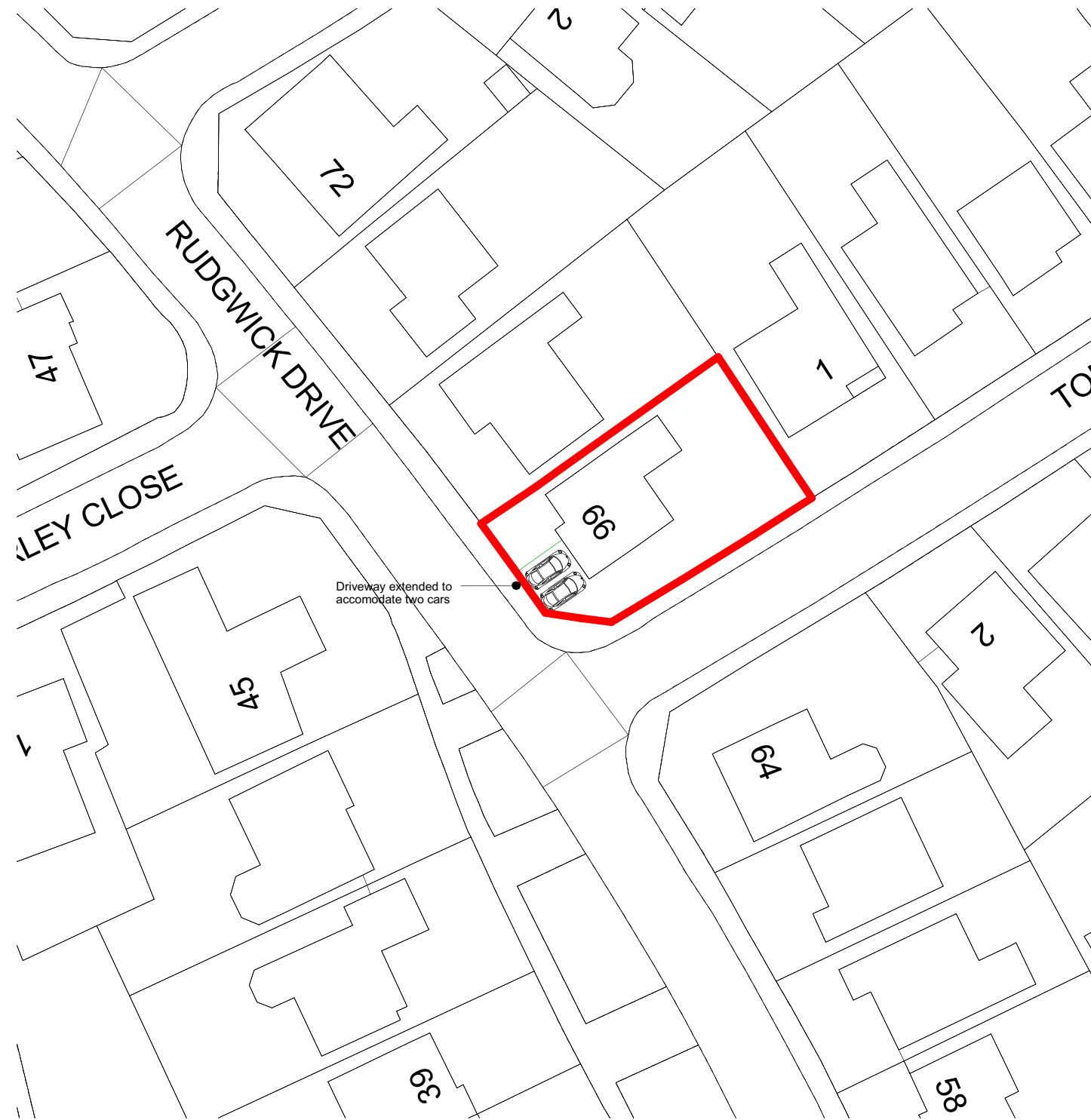


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Site Location Plan

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Site Plan

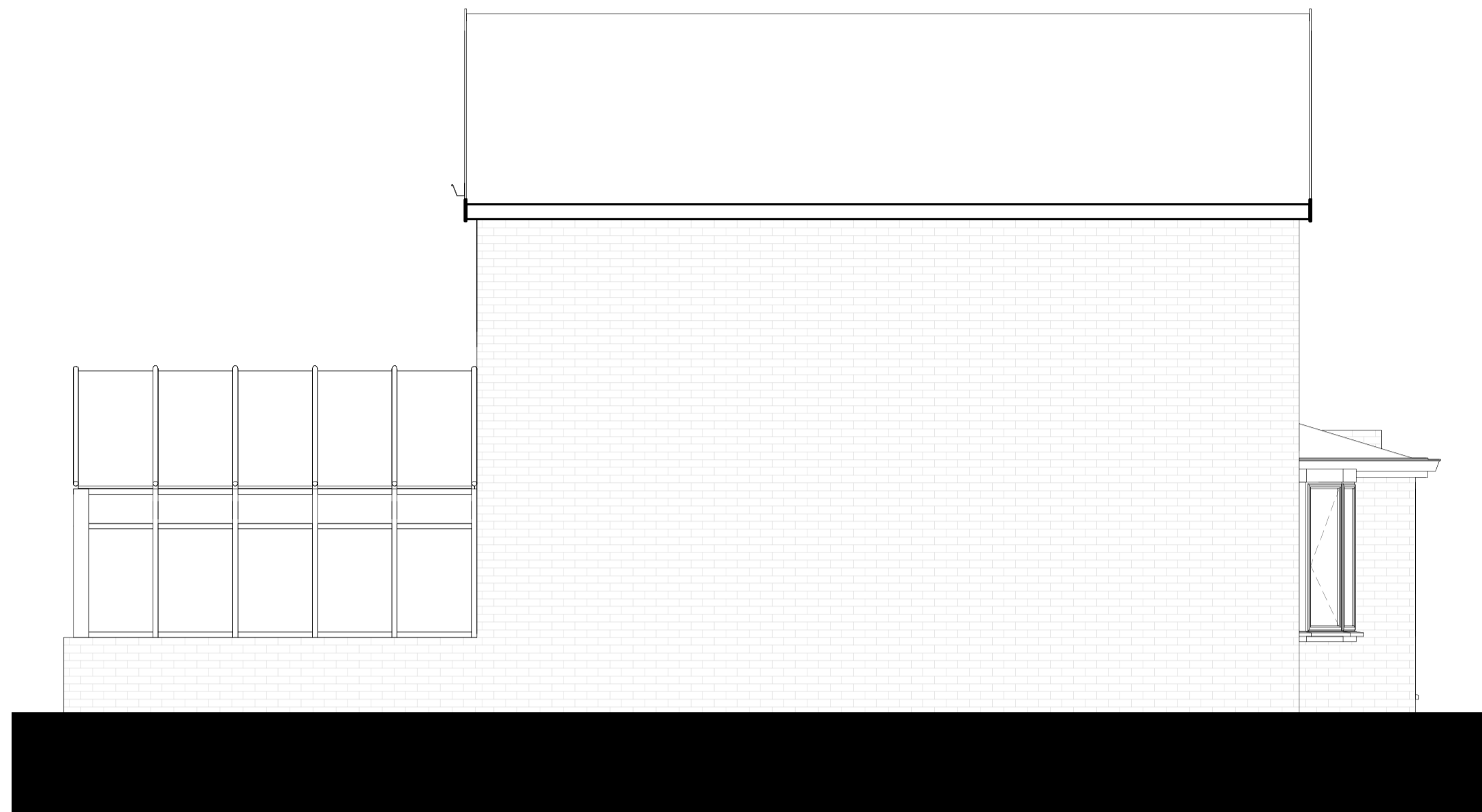
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Rev. No.	Description	Date
	DirC Architectural Ltd. 13 Ringcroft Gardens, Moston Manchester M40 5GG m: 07940 933 498 e: dirc@hotmail.co.uk	
	Client Orchid Care Ltd.	
	Project Proposed Conversion of Residential Property C3(a) to Children's Residential Care (C2) and Garage Conversion	
	Project Address 66 Rudgwick Drive, Bury BL8 1YE	
	Sheet title Site and Site Location Plans	
Project number 1983	Date 05.11.2024	
Drawn by DirC	Checked by DirC	
Drawing Number 1983.100	Scale @ A3 As indicated	Revision



PROPOSED - FRONT ELEVATION

1:50



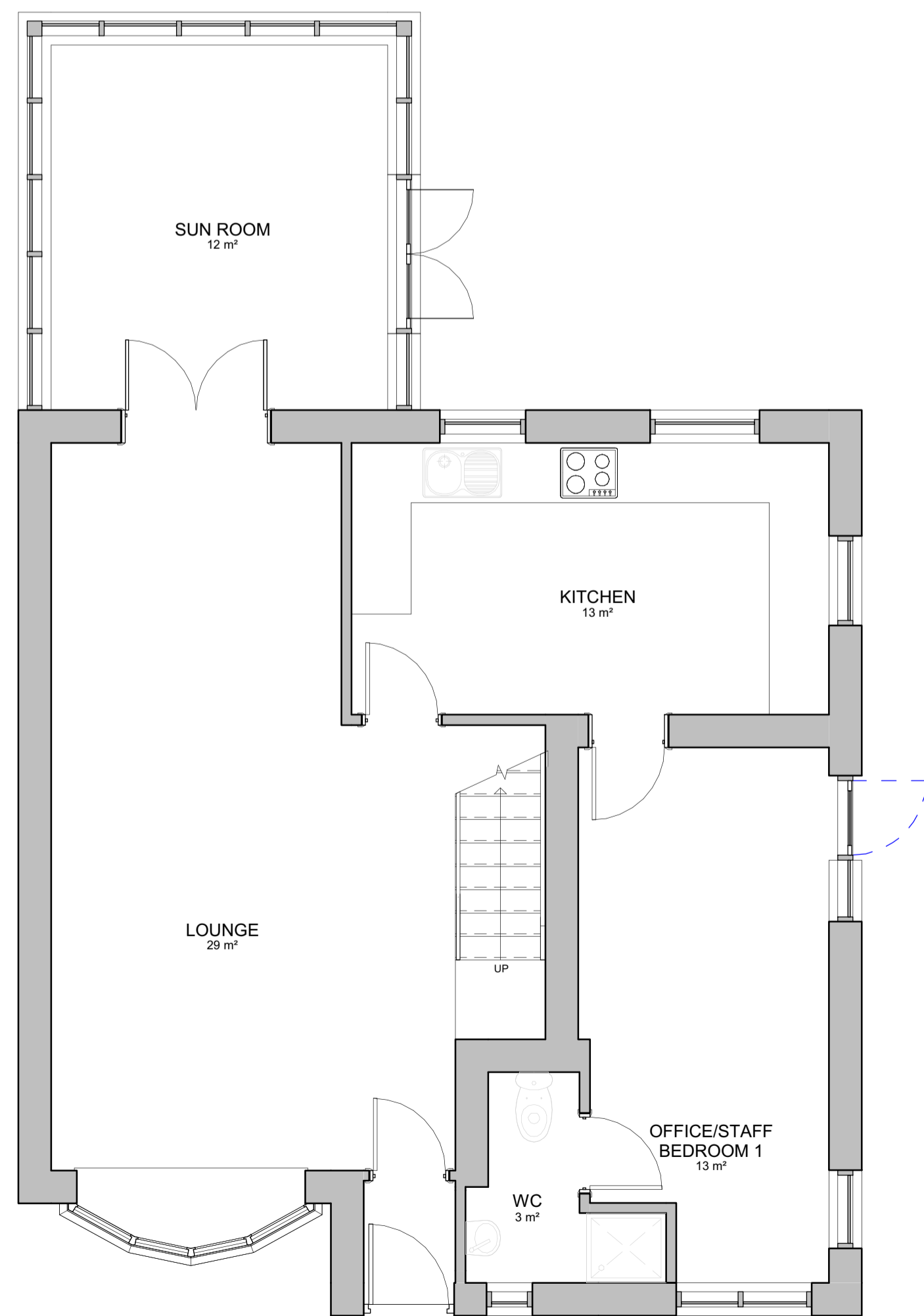
PROPOSED - NORTH ELEVATION

1:50



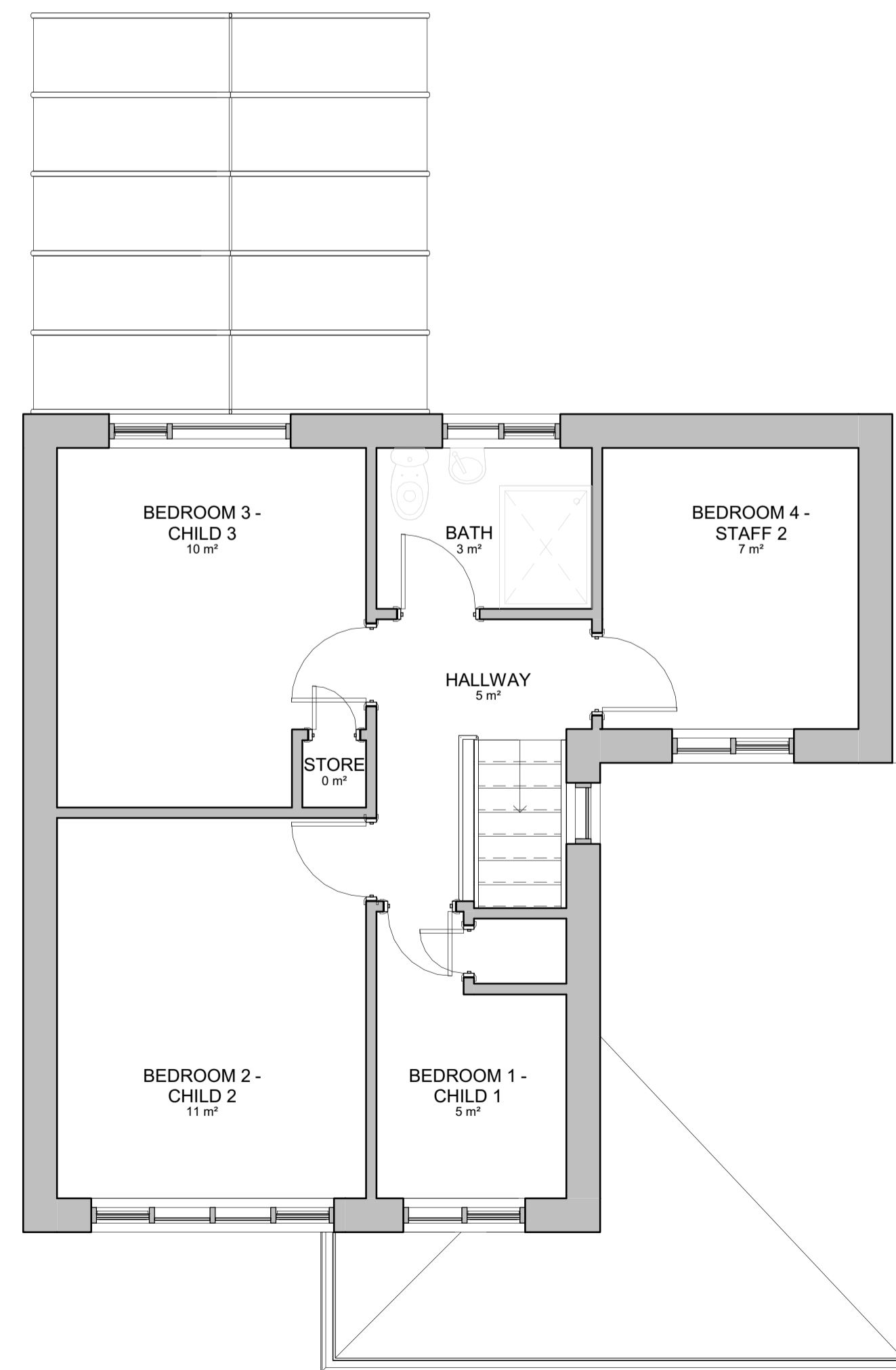
PROPOSED - REAR ELEVATION

1:50



PROPOSED - GROUND FLOOR PLAN

1:50



PROPOSED - FIRST FLOOR PLAN

1:50



PROPOSED - SOUTH ELEVATION

1:50

Rev. No.	Description	Date
1	DirC Architectural Ltd. 13 Regent Gardens, Wotton Mansfield NG40 5GG t: 01960 833 499 e: dir@orchidcare.co.uk	

Client:
Orchid Care Ltd.

Project:
Proposed Conversion of Residential
Property C3(a) to Children's Residential
Care (C2) and Garage Conversion

Project Address:
66 Rudgwick Drive, Bury BL8 1YE

Sheet title:
Proposed Floor Plans and Elevations

Project Number	Date
1983	05.11.2024
Drawn by: DirC	Checked by: DirC
Drawing Number 1983.102	Scale @ A1 1:50