

**Ward:** Whitefield + Unsworth - Pilkington Park

**Item** 03

**Applicant:** Titan Holdings Corporation Ltd

**Location:** 34 Ringley Road, Whitefield, Manchester, M45 7LE

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

**Application Ref:** 72089/Full

**Target Date:** 16/09/2025

**Recommendation:** Approve with Conditions

### **Description**

The application relates to a detached two storey dwelling on the north side of Ringley Road. The site is bound by detached residential properties. The application site is accessed from Ringley Road, along a driveway that leads to parking to the front of the property. The dwelling currently comprises of 6 no. bedrooms at first floor, with a lounge, snug, kitchen, dining and attached garage/outbuilding at ground floor. Gardens are located to the front and rear of the site with a number of trees located within the grounds covered by Area TPO 71.

Planning permission is sought for the change of use from dwellinghouse (Class C3(a)) to children's residential care home (Class C2). The proposal would include 4 no children's bedrooms and 2 no. staff bedrooms at first floor and include the conversion of the existing ground floor snug into an office.

### **Relevant Planning History**

58779 - Side and rear extensions - Approved 08/07/2015.

71040 - New front porch; various extensions at front / side and rear; full height glazed windows to ground and first floor rear and side elevations; first floor balcony and dormer window at front; raising of height of ridge of roof and formation of second floor living accommodation and formation of basement - Approve with Conditions 17/10/2024

### **Publicity**

Neighbour letters sent to 44 properties on 23/07/2025

Site notice posted outside of the property 30/07/2025

Councillor Bernstein has raised the following issues:

- The proposed change of use would introduce the risk of significant harm to the area. The design and access statement states that the children would have complex and traumatic experiences with challenging behaviour. In this quiet area, there is likely to increase the risk of anti-social behaviour, where there are a number of older residents and this perception would create unnecessary distress.
- The NPPF states that decisions should ensure that developments will function well and add to the overall quality of the area and create places that are safe, inclusive and promote health and wellbeing with a high standard of amenity and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience.
- This application will not increase the quality of the area and it could very well compromise the safety of the area and the fear of crime mentioned earlier could undermine community cohesion.

- I am concerned whether this is the best place for the children. The road and many of those nearby is gated and mainly consists of an older community.
- There are no facilities in the centre of Whitefield near the proposed home that the children could independently access.
- The area is wholly residential with shops over half a mile away and no facility for young people (unrestricted by membership) unless you go to the border with Prestwich (1 mile), Radcliffe town centre (1.1 miles) or Prestwich town centre (1.7 miles). This means the children will find it difficult to make friends and could end up lonely and isolated.
- Whilst there is another care home around half a mile away, this is for adults without the level of social, emotional and mental health requirements described in the application. So it is not an appropriate comparison of other care facilities in the vicinity.

94 letters have been received, which have raised the following issues:

- UDP Policy CF1/1 supports the provision of such uses but highlights the need to consider the impact on residential amenity, traffic and parking.
- Conflicts with emerging draft Policy LP-BE8.
- Throughout the integrated assessment of Bury integrated Local Plan 2025 it repeatedly highlights the need for assessing cumulative impacts and compatibility with surrounding uses.
- Would be better served in an area that is walking distance to amenities and parkland.
- In the middle of large houses on a main road.
- The application suggests that the residents will be from the locality. I would offer a view that this is a stretch and highlight that the residents may feel uncomfortable being in a different locality to their norm; there is a risk that they could feel somewhat alienated and exposed as not fitting in with the norm.
- This contrast can worsen feelings of exclusion, shame, or "otherness," and may unintentionally reinforce a negative self-image.
- The surrounding area is affluent and socially cohesive, with norms and lifestyles that may feel alien or unrelatable to children from backgrounds of instability or trauma.
- If placed far from their original support structures, they may lose consistency of care, which is critical for long-term emotional recovery.
- There is limited access to the types of trauma-informed services and support networks these children are likely to need.
- Without careful preparation, the placement may increase behavioural difficulties or emotional distress, rather than help resolve them.
- There has been no information provided about the children who may be placed in this home, including their backgrounds, needs, or any potential risks.
- Children placed in homes such as this can be considered unsuitable for foster care.
- Intensification of a property in an area characterised by low-density, family homes.
- Transforms the site into a commercial enterprise rather than domestic.
- Rear garden is small for a family never mind a children's home.
- Potential for this to disrupt the current community cohesiveness.
- Will set a precedent or institutional creep in residential zones.
- This is not a minor adjustment - it fundamentally alters the nature of the property and its impact on neighbours.
- Not accompanied by sufficient evidence of local need for this type of facility in this exact location, nor does it demonstrate that this residential street is suitable for the operational and safeguarding demands of such a home.
- Plans under estimate the level of activity/visitors which will create parking and traffic issues on Ringley Road.
- Intensification of vehicular movements on a residential street could lead to congestion,

reduced visibility and general highway safety concerns especially in an area with narrow roads.

- Unclear if there would be any deliveries made to the site eg food and laundry which would be different to the traditional residential use.
- Car parking area looks "tight" for 4 cars showing 1 would be blocked.
- 5 parking spaces would be needed.
- The applicant does not have a credible track record of business nor shown any previous interest in child welfare.
- Rotation, 24 hour oversight care model would cause disruption and remove privacy.
- While the applicant seeks to provide care, it should not come at the expense of the well-being, peace, or safety of the existing settled local population.
- Loss of residential amenity due to operational noise, safeguarding-related alarms, and potential disruption from behavioural incidents, which the applicant's own documents acknowledge may occur. This contradicts Policy DM35 of the Bury Unitary Development Plan.
- Potential for high-risk behaviours by residents.
- Confidently say that these homes attract a following of disreputable young and old adults.
- The children in these homes are vulnerable and open to being preyed upon.
- Police and ambulance will be a common occurrence.
- The inhabitants are not subject to an enforcement curfew and as such will be prowling the streets at all times of day and night.
- 1-1 care suggests children are not safe to be alone.
- These homes are not prisons and the inhabitants are not locked in.
- Increased noise.
- Adolescent care brings with it, in general terms, adolescent behaviour. Whilst this can be acceptable in an individual house as the children do eventually tend to grow up, this will not occur in an institution devoted to such an age group.
- Anxiety and concerns amount neighbouring families, especially those with young children.
- Emergency response incidents that may occur and disrupt area.
- No proactive steps have been taken to inform or involve neighbours during this application phases.
- Only 2 staff sleeping over night and only 1 member of staff a shift changeover. Where is the 1/1 24 hour care submitted in the D&A.
- Bury's 2025 "Homes for Children in Care: Striving for Sufficiency for Bury - clear need in Bury for more foster homes and equipping foster carer's with the skills to support children in care to ensure that Bury reduces use of residential homes.
- The emerging Local Plan includes a draft policy on homes for looked after children and care leavers which makes it clear that clustering or over concentration of provision for looked after children in any particular area of the Borough will not be supported. Assume such an exercise has been carried out for this proposed development?
- Children Act 1989 and Care Standards Act 2000, which require that children's homes be operated by fit and proper persons.
- Ofsted registration requirements, which mandate robust governance and operational capacity.
- Why haven't neighbours been consulted?
- No transport statement of shift/parking management plan has been provided. No swept path or turning analysis has been undertaken.
- No operational noise management plan or amenity impact assessment has been undertaken.
- This objection does not object to childrens in care as a group, but focuses on the operational land use and the impacts of a 24 hour staffed institution within a quiet

residential area.

- This is a setting markedly different from the children's backgrounds and will heighten their isolation.
- The Design and access statement asserts a much needed local capacity but cites no evidence for this.
- If the Council is minded to approve the scheme, it must limit the occupants to 3 and limit staff numbers, condition fixed handover windows and no taxis to idle or pick up on street, noise management plan with no outside activity after 9pm, all staff and visitors to only park on the drive, condition a community liaison plan.
- The proposal will allow children living with traumatic experience to live in this area, which will disturb the existing residents.
- The proposal would not increase the quality of the area and would compromise safety.
- There are no facilities close by for the children and the area consists of predominantly older people. It is not a suitable area for this use.
- The applicant has no experience in residential child care and raises concerns about their capacity to run a safe, appropriate facility.
- This institution would contradict the low density, family based nature of Ringley Road
- The properties in this area are of high value and should not be affected by troublesome individuals who will bring disturbance and anti-social behaviour to the area.
- The safeguarding of the area would be unachievable.
- The childrens home would not bring the right type of residents to Ringley Road.
- The proposal will have an adverse impact upon property values.
- As a qualified psychotherapist and having worked with children with a variety of complex behaviours, the small and isolated care facility in a purely residential area would be at odds with any development that a child would need educationally or socially.
- There is no identified need for a care home in Whitefield. In the absence of data supporting the location, the change of use is unjustified.
- Unclear if any deliveries would be made to the site for food or laundry and whether appropriate parking and turning facilities would be provided.
- The surrounding area is affluent and socially cohesive, with norms and lifestyles that may feel alien or unrelatable to children from backgrounds of instability or trauma. This contrast can worsen feelings of exclusion, shame, or "otherness," and may unintentionally reinforce a negative self-image.
- If placed far from their original support structures, they may lose consistency of care, which is critical for long-term emotional recovery. There is limited access to the types of trauma-informed services and support networks these children are likely to need.
- The design and access statement references Fern Hill Road, which is incorrect.
- Object on health and safety grounds - the proposed change of use will introduce frequent staff and visitor vehicle movements on an already busy road and alongside extreme-value residential properties. The Council has a duty under the Health and Safety at Work Act 1974 to prevent such hazards.

The objectors have been notified of the Planning Control Committee meeting.

#### **Statutory/Non-Statutory Consultations**

**Traffic Section** - No objections, subject to the inclusion of condition relating to access and parking alterations.

**Children's Commissioning Team** - No response.

**Environmental Health - Pollution Control** - No comments.

**Waste Management** - Any response will be reported in the Supplementary Report.

**Designforsecurity** - Any response will be reported in the Supplementary Report.

**Pre-start Conditions** - Not relevant.

### **Development Plan and Policies**

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-S5	Clean Air
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
NPPF	National Planning Policy Framework
SPD13	Conversion of Buildings to Houses in Multiple Occupation
SPD11	Parking Standards in Bury
SPD6	Supplementary Planning Document 6: Alterations & Extensions

### **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 (Use)** - 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.

Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

- impact on residential amenity and the local environment;
- traffic generation and car parking provision;

- the scale and size of the development;
- where applicable, access to shops and other services;
- if the use is intended to serve a local community, or catchment area, the suitability of the chosen location in relation to that community or catchment area;
- accessibility by public and private transport;
- the needs and requirements of the disabled.

This is supported by Policy CF3 - Social Services, which states that the Council will, where appropriate, consider favourably proposals for the provision of new, and the improvement of existing social services facilities for children, young people, elderly people, people with mental and/or physical handicaps and illnesses, and other groups with special needs.

Policy H3/1 states that the Council will assess proposals for the development of non-confirming uses in primarily residential areas and will not permit proposals considered to be incompatible. Factors which will be taken into account when assessing such proposals will include noise, vibration, smell, fumes, smoke, soot, ash, grit, dust, visual intrusion, traffic generation and parking arrangements, and hours of operation.

Policy H4/2 states that the Council will encourage the provision of special needs housing. Proposals will be assessed with regard to the following factors:

- sites should be conveniently located for local shops, public transport and community facilities;
- the location of health care facilities;
- the gradient of the site;
- the gradient between the site and the public transport network;
- the necessary car parking and amenity space (including gardens) should be provided;
- the development should be of a high standard in terms of design, layout and landscaping so that a satisfactory environment is achieved.

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

Policy JP-H3 states development across the plan area should seek to incorporate a range of dwelling types and sizes including for self build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people. 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.

The proposal relates to a detached 6 no. bedroom family dwelling located within a well-established residential area. The application proposes to provide living accommodation for children in a setting that would be as close to a family environment as practicable. The property would not be required to be extended and permanent residents (i.e. the children) and up to 5no. staff would occupy the dwelling. 2 no. staff would sleep at the property over night in a manner broadly akin to occupation by a family.

In terms of shift patterns the proposal seeks to provide a manager and deputy manager would be in the home Monday – Friday 09:00 – 17:00. 3 staff that are supporting children will work between the hours of 07:30 – 23:00 with 2 staff sleeping in and 1 leaving the home to leave shift at 23:00, then change-over of staff in the morning between 07:30 – 8:00. Handover period only requires 1 staff member. It would not be out of the ordinary for a person to be entering/leaving a residential property at 23.00 and between 07.30 - 08.00. As such, the movements of the staff would not cause a significant noise issue and would be appropriate in terms of hours of operation and noise.

It is acknowledged that during the day additional staff would be on site in a management capacity. However, C3 dwellings also have levels of additional visitors and given the scale of the existing property this can be accommodated within the existing building. Dependent on individual needs there would appear to be a mixture of children attending schools and on-site education services proposed. Children may also get access to extracurricular activities and opportunities. As such, the proposed development would be of an appropriate size and scale.

The site is located within 650 metres of Stand Lane neighbourhood shopping centre. Stand Cricket Club is located within 550 metres of the site and a public park (Hamilton Road Park) is located to the rear of this club. Beyond this park is the District Shopping Centre of Whitefield which would be approximately 800 metres from the site, if accessed via Church Lane. Schools are also located within the vicinity of the site due to its established residential nature. As such, it is considered that the site would have access to shops and community facilities and is located within a sustainable location in terms of access of future residents to amenities.

Given the above, the proposed use would provide a valuable facility for more vulnerable members of society that would be compliant with the above policies and the principles of the NPPF. The proposed development would be acceptable in principle and would be in accordance with Policies CF1/1, CF3 and H3/1 and H4/2 of the Bury Unitary Development Plan and Policy JP-H3 of the Places for Everyone Joint Development Plan and the NPPF.

**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.

It is acknowledged than an objection has raised a concern in relation to the size of the garden. The proposal would not amend the size of the rear garden, which, excluding the area to the rear of the garage and the indicated hedge measures approximately 116 square metres and has been utilised as a residential garden for a 6 no. bed property. There are also areas of garden to the front and a small area to the side of the property. As such, the level of private amenity space would be acceptable and would adequately provide for the needs of the proposed occupiers.

Given the above, it is considered the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan and Policy JP-P1 of the Places for Everyone Joint Development Plan.

**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.

No new habitable room windows would be introduced following the change of use of the property.

As discussed above, it is considered that the character and the scale of the use would be consistent with that of a large family household occupying the existing 6no. bedroom detached dwelling, with 4no. bedrooms utilised by children and 2no. bedrooms by staff members.

Households can take many forms and the current dwelling could be occupied by a family of up to around 7 individuals. Furthermore, without planning permission, the dwelling could be utilised as a house in multiple occupation for up to 6 occupants.

The dwelling is detached, which would reduce the immediate noise from, and indeed to the future occupants. Occupants would engage in activities as any child would when occupying the dwelling as a family home.

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 the neighbouring properties in terms of noise and disturbance. As such, it is considered that the proposal would not conflict with the character of the area or have an adverse impact on the amenity of local residents. Therefore, the proposed development would be in accordance with Policies H2/4, H3/1 and EN7/2 of the Bury Unitary Development Plan.

**Highways issues** - 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.

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.

Access to the site and driveway remains unaltered whether it is in C2 or C3 use and the proposal complies with the required in curtilage parking standards for the proposed use (see below).

The existing 6 no. bed house, with double garage and 4 no. car driveway would generate a number of vehicular and pedestrian movements. In addition, there would also be the usual servicing vehicles or deliveries made to the site, which are typical of everyday life.

Deliveries, vehicular movements and visitors would also be required for the proposed C2 use. A family occupying the dwelling could also create the same amount of demand for access as the proposed C2 use at the scale proposed. After consideration of the objections raised, a condition will be added to limit the number of children that can be accommodated at the site to a maximum of 4. It is important to note that this limitation would not be possible if the site was retained in a purely C3 use.

The Traffic Section has no objections, subject to the inclusion of condition relating to access and parking alterations.

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. Given the proposed use would be similar to that of residential dwelling and the permitted development rights for use of the property as a HMO, the proposed development of a care home with 4 children and a maximum of 5 staff would not have a significant adverse impact that would warrant or sustain refusal of the application, especially as the access and parking arrangements remain unaltered from the existing use.

Therefore, the proposed development would not be detrimental to highway and pedestrian safety and would be in accordance with Policies H4/2 and EN1/2 of the Bury Unitary Development Plan and Policies JP-C5, JP-C5 and JP-C8 of the Places for Everyone Joint Development Plan.

**Parking** - 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 (SPD) 11 provides parking standards for developments.

The site is located within Zone 4 as defined by SPD 11. There would be a maximum of 5 no. members of staff on site. SPD 11 would require 1 space per 2 members of staff, and 1 space per 4 no. beds. As such the proposal would require 2.5 spaces for staff members, and 1 space for the 4 no. children's bedrooms. Rounding up, the proposed development would need to provide 4 spaces.

These 4 spaces are marked on the proposed site plan and can be adequately provided within the curtilage of the site. In terms of cycle storage SPD 11 confirms that the proposal should provide 1 space per 5 staff members. This can easily be accommodated within the retained garage.

Given the above, the proposed development would comply with the parking standards set out within SPD11 and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and Policy JP-C8 of the Places for Everyone Joint Development Plan and SPD11.

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

A carbon and energy statement has been submitted with the application that confirms that the existing property would be upgraded where necessary to minimise energy demands, maximise efficiency and that any required conversion works would be in accordance with Part L of the Building Regulations.

**Digital Connectivity** - JP-C2 - Digital Connectivity - this policy 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 existing property currently benefits from access to superfast broadband via local network providers. As part of the conversion to a care home, digital connectivity would be retained and upgraded as necessary to meet the operational needs of the facility.

**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**

It is considered the material planning considerations in relation to principle, amenity, vehicular access and parking have been assessed within the main body of the report.

The Draft Local Plan policy referenced in a number of objections, LP-BE8 is not an adopted policy at this time. Policy DM35 is also not a Policy within Bury UDP or the Draft Local Plan.

Planning application assessments are based on land use, and not on who the applicant or future occupants would be. This is not relevant to the planning decision.

The Local Planning Authority (LPA) has to assess the land use of the proposed use and its impacts upon the wider environment. The planning acts are clear that the planning system should not replicate conditions or controls of other legislation, but should trust the regulatory bodies to act. In this case, the Local Planning Authority must allow the appropriate bodies, Children Services and Ofsted, to monitor and manage the facility in accordance with their rules and regulations. Should Ofsted, and/or the Local Authority Childrens services, find a problem with the care home or its operator, it would take the necessary action which could, in extreme circumstances, include closing the home.

Children's Services and Greater Manchester Police were consulted and invited to comment as a consultee and received the same notification as any other consultee. No response was received.

Where relevant to the assessment of the planning application, the issues raised by the objectors have been addressed in the main report. Several objections have made references to the affluent nature of the area, and the proportion of family homes in the area, the NPPF however suggests that a suitable mix of tenures and residents is preferable to concentrations of similar groups in a particular area. Indeed paragraph 96 confirms that *"planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments."*

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 on adopted policies and material considerations.

With regard to the safety of children, the carers would be suitably qualified to ensure that the proper safeguarding measures are in place and the children are adequately supervised both in the property and outside.

As set out above, 44 immediately adjoining neighbours were consulted and a site notice was posted outside of the address.

A condition restricting the occupants to 4 no. children has been added and a condition requiring the parking to be available for use has been added. It would not be reasonable to restrict usage of outdoor space and this would fail the test for a condition to be applied. Hand over times for staff and liaison with the community would be an issue for Ofsted.

## **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

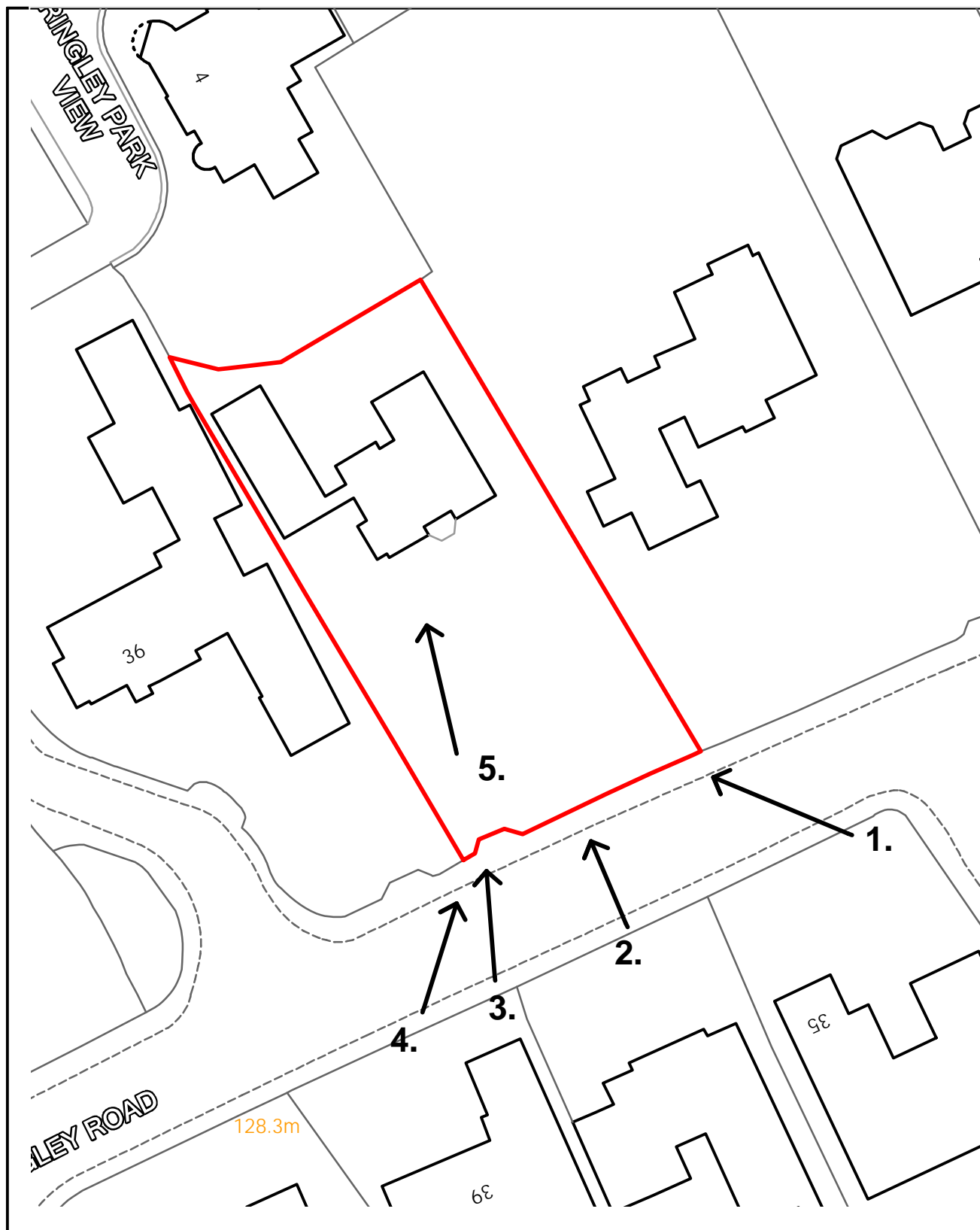
### **Conditions/ Reasons**

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 numbered 1000 Rev A, 1001 Rev A, 1002 Rev A, 2000 Rev A, 2001 Rev A, 2002 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 and Places for Everyone Joint Development Plan listed.
3. The premises to which this approval relates shall be used for residential care only to a maximum of 4no. 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. The use hereby approved shall not be commenced unless and until the access and parking alterations indicated on approved plan reference 2000 Revision B, incorporating inward opening vehicular access gates set back to the position shown and amended parking/turning facilities, have been implemented and thereafter maintained.  
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Supplementary Planning Document 11 - Parking Standards in Bury.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**



# Viewpoints



ADDRESS: 34 Ringley Road, Whitefield,  
Manchester, M45 7LE



**Bury**  
Council

Planning, Environmental and Regulatory Services

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Photo 1



Photo 2





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Photo 3



Photo 4



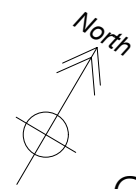


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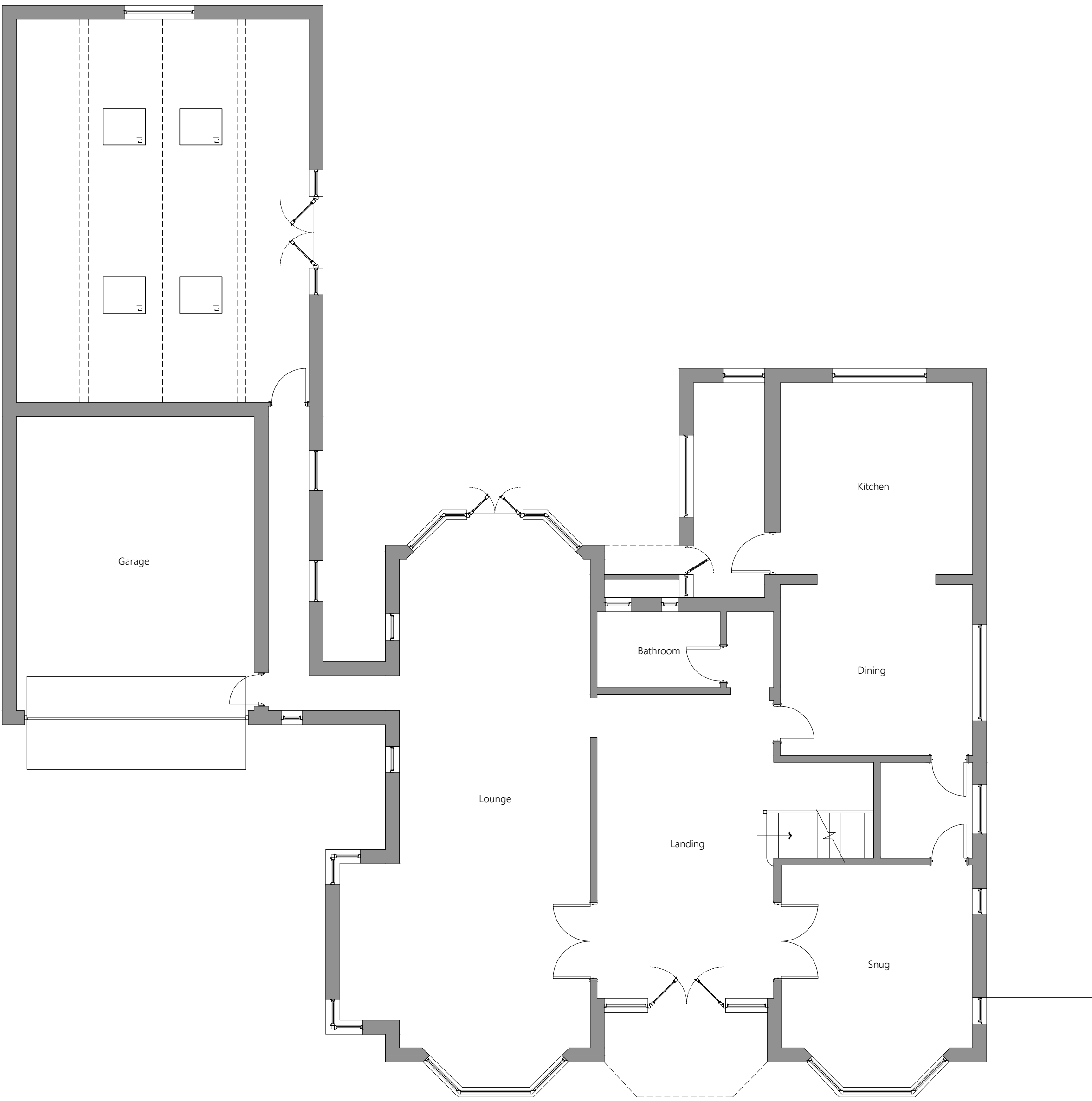
Photo 5



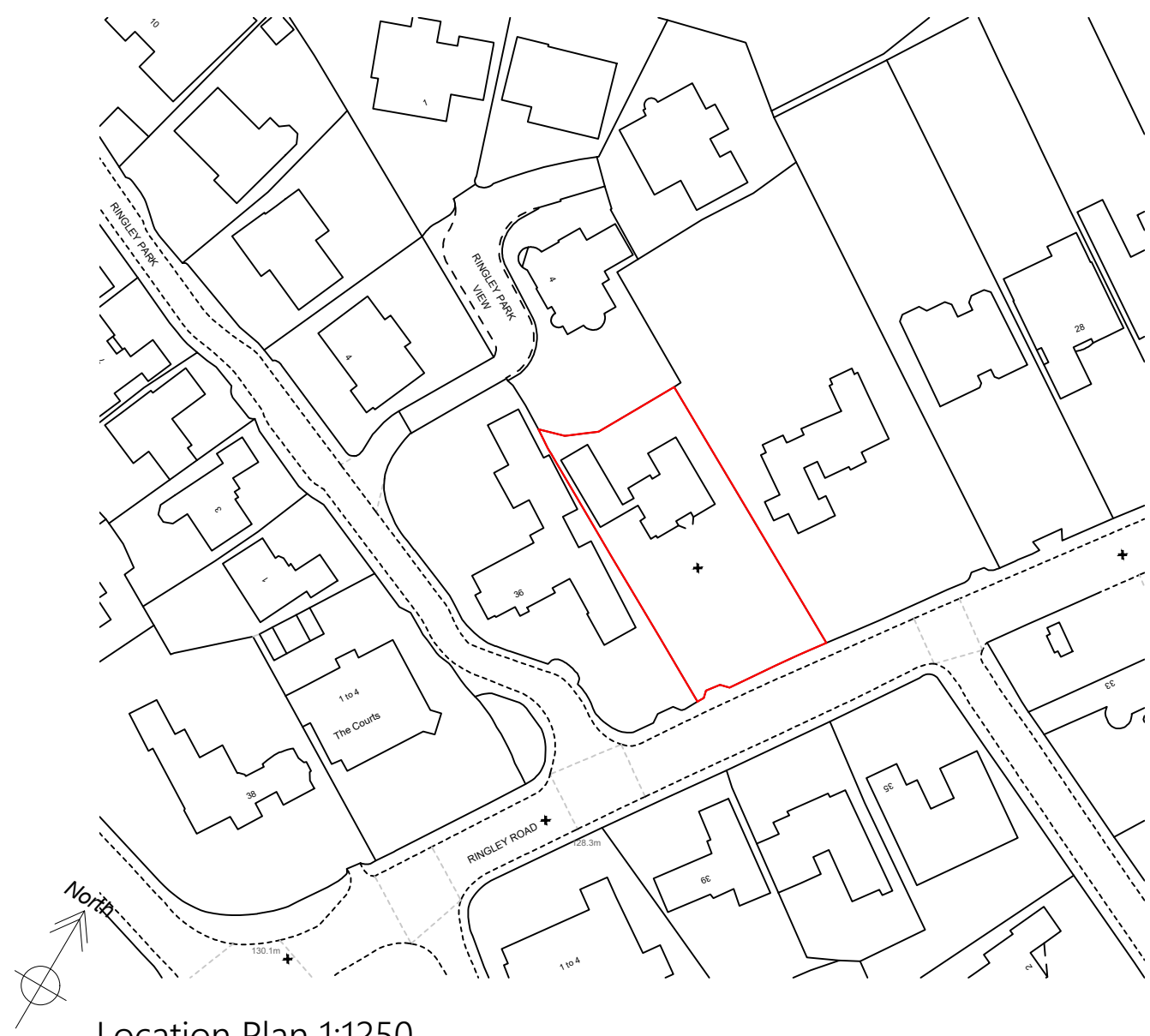
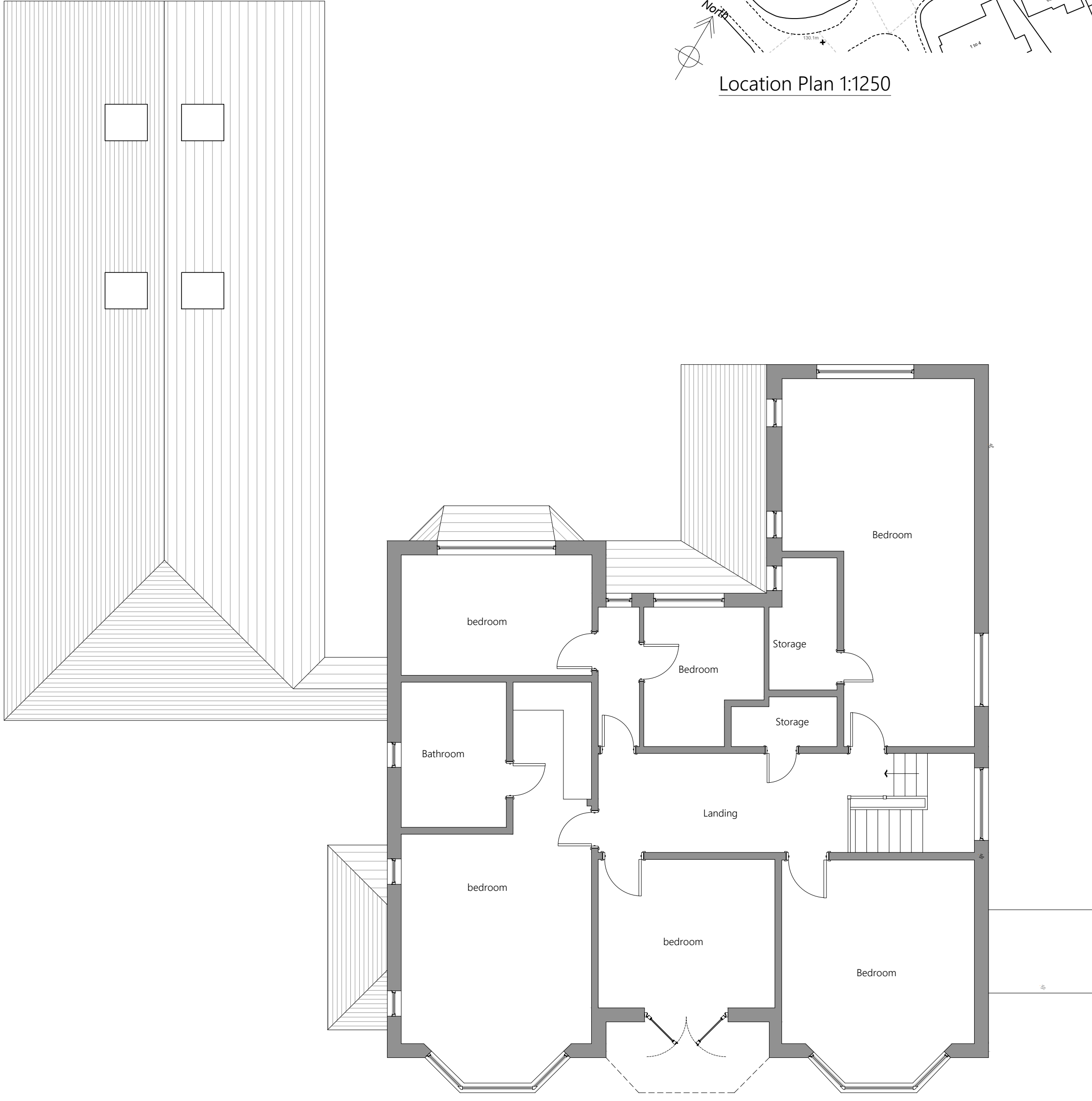




Ground Floor 1:75



First Floor 1:75



Location Plan 1:1250

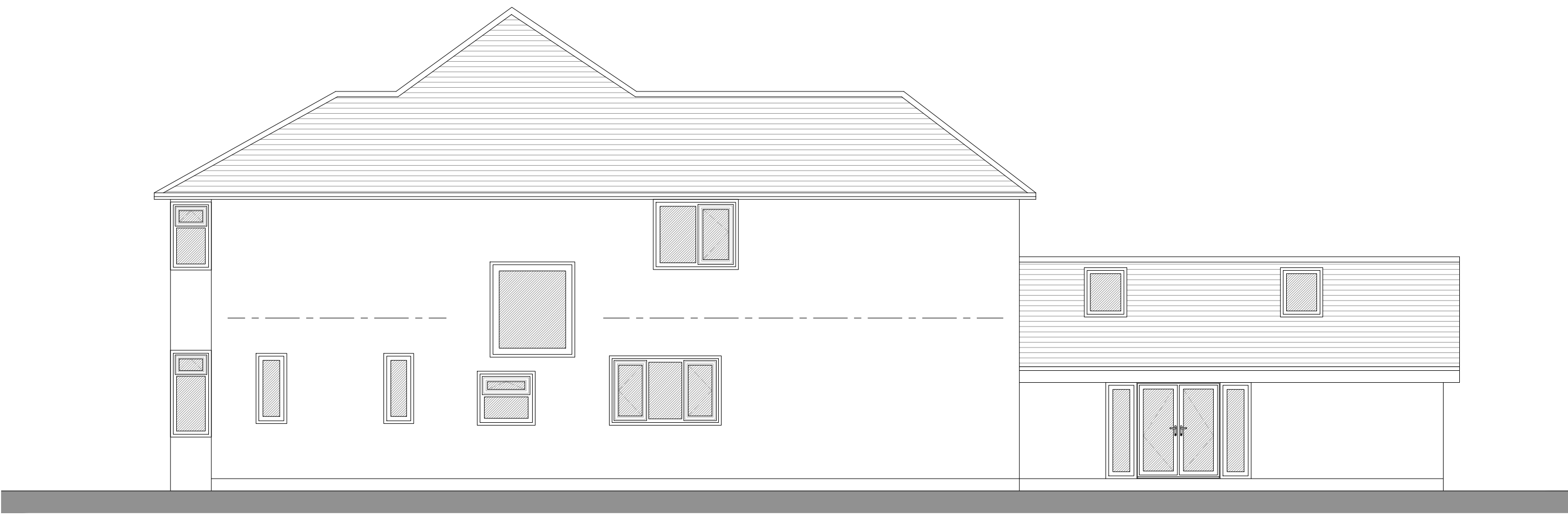
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	Existing Floor Plans	J149	
		Drawing No:	
		1001	
	Site Address:	Rev No:	
	34 Ringley Road, Whitefield, Manchester, Bury	A	
		Scale:	
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		Date :	JUN 25



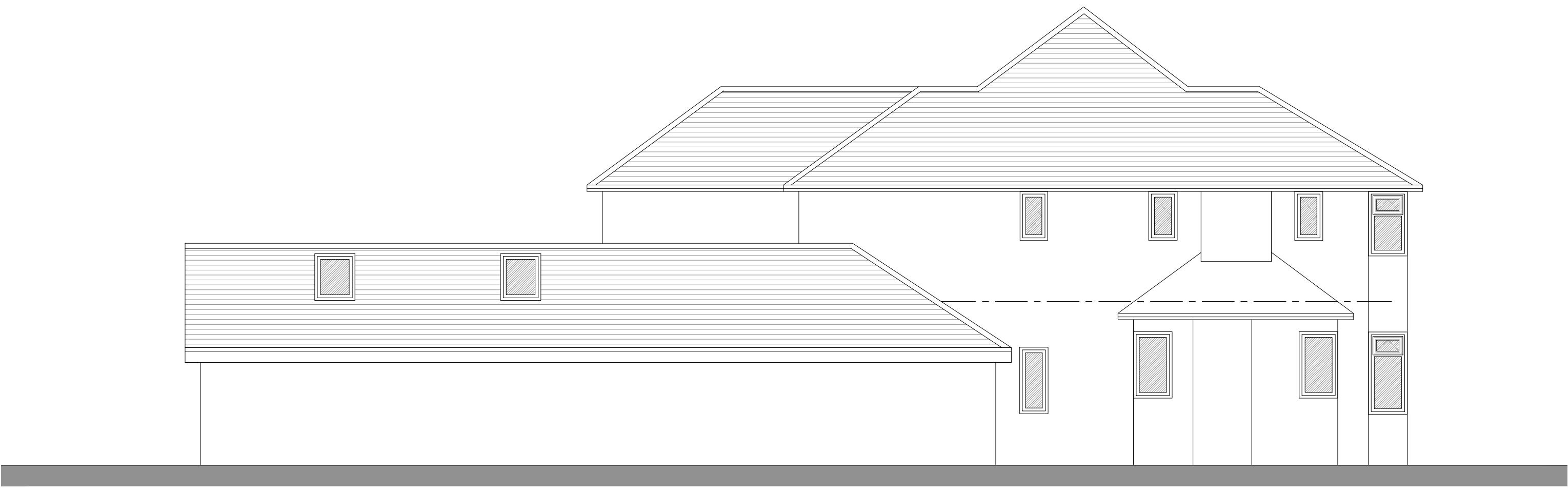
South Elevation 1:75



North Elevation 1:75

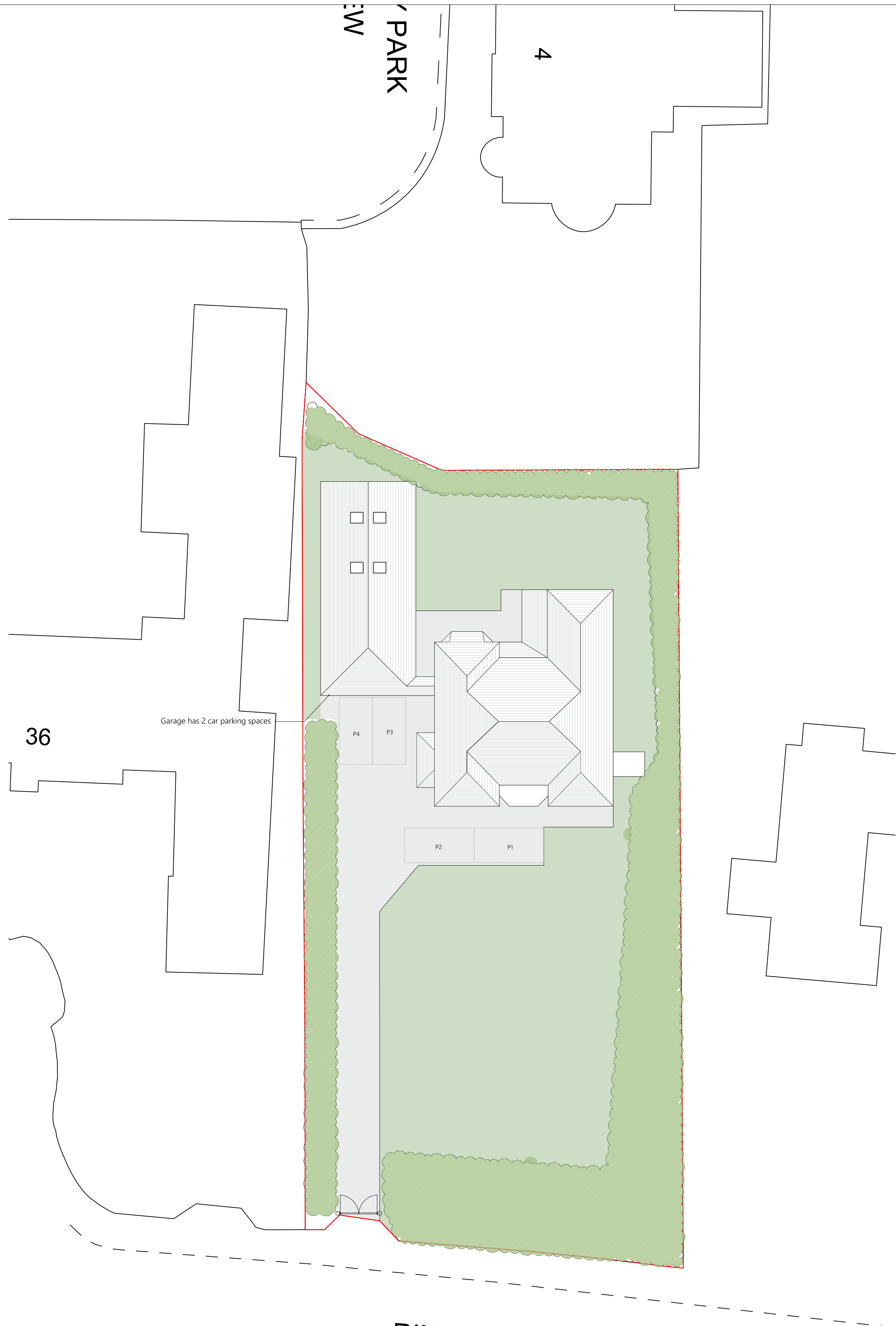


East Elevation 1:75

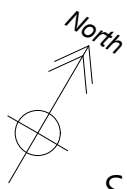


West Elevation 1:75

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	Existing Elevations	J/149	
		Drawing No:	
		1002	
	Site Address:	Rev No:	
	34 Ringley Road, Whitefield, Manchester, Bury	A	
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			1:75
			Date :
			JUN 25



Key	
	Extent of development
	Concrete - Access Road
	Private grassed area
	Proposed - Tree
	Existing - Native hedge planting 2m high approx



Site Plan 1:200

RINGLEY ROAD

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	Proposed Site Plan	J/149	
		Drawing No:	
		2000	
	Site Address:	Rev No:	
	34 Ringley Road, Whitefield, Manchester, Bury	A	
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			1:200
			Date :
			JUN 25





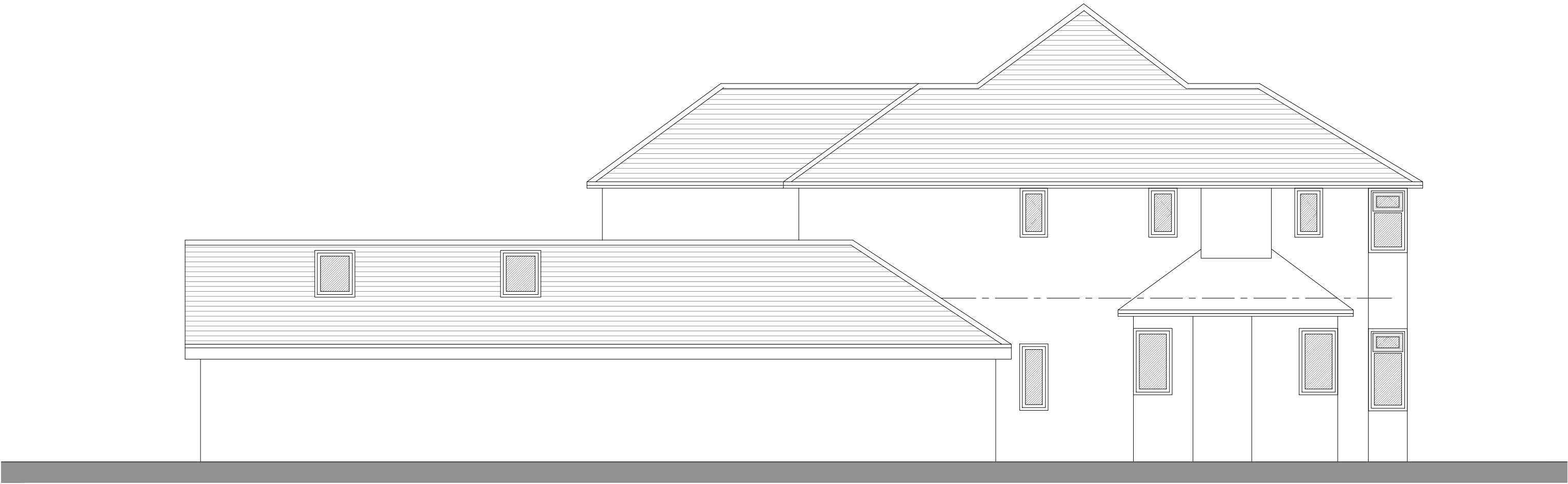
South Elevation 1:75



North Elevation 1:75

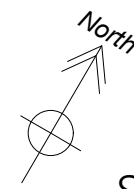
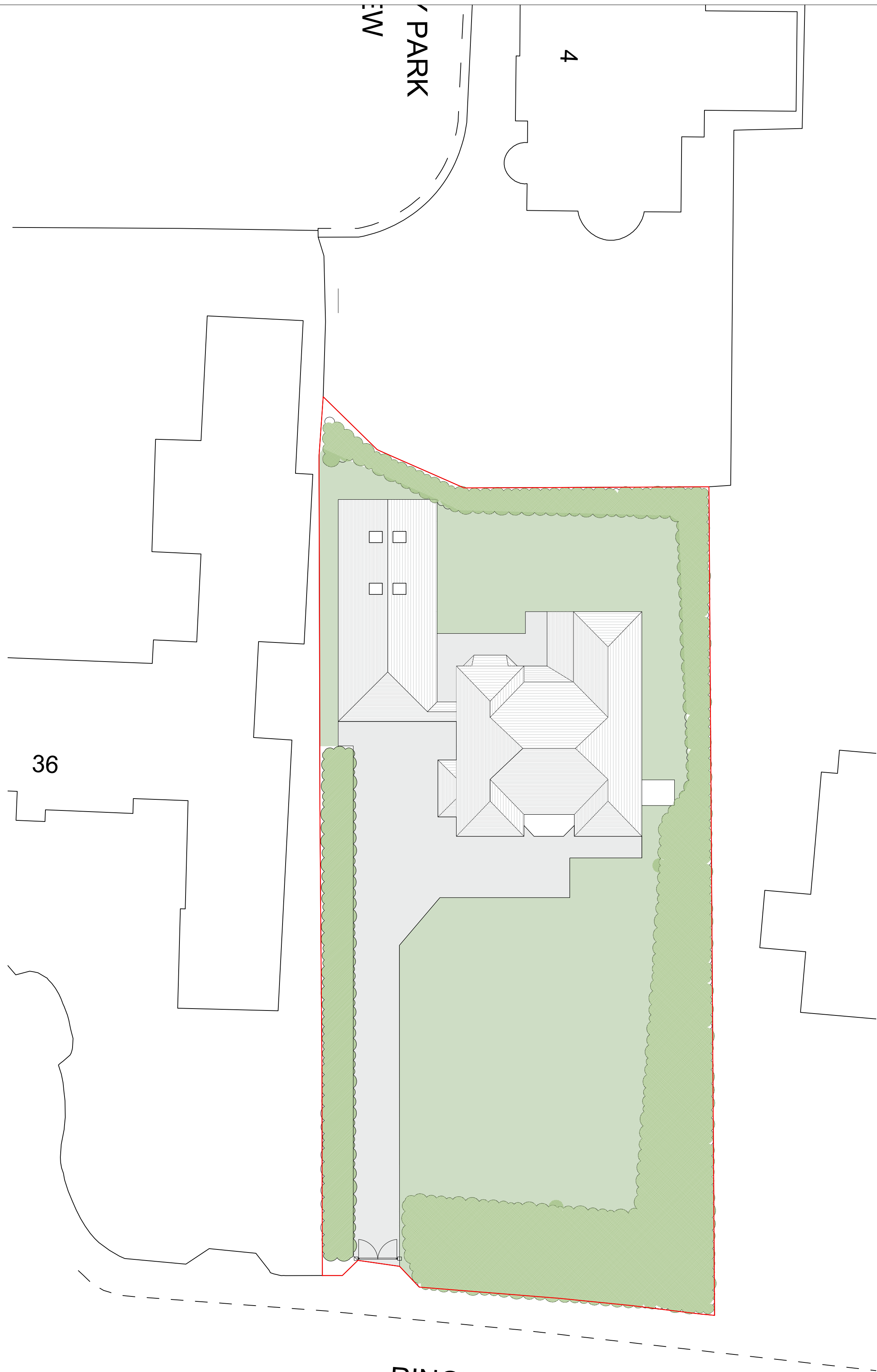


East Elevation 1:75



West Elevation 1:75

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	Proposed Elevations	J/149	
		Drawing No:	
		2001	
	Site Address:	Rev No:	
	34 Ringley Road, Whitefield, Manchester, Bury	A	
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			Date :
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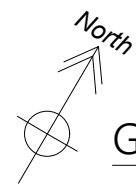


Site Plan 1:200

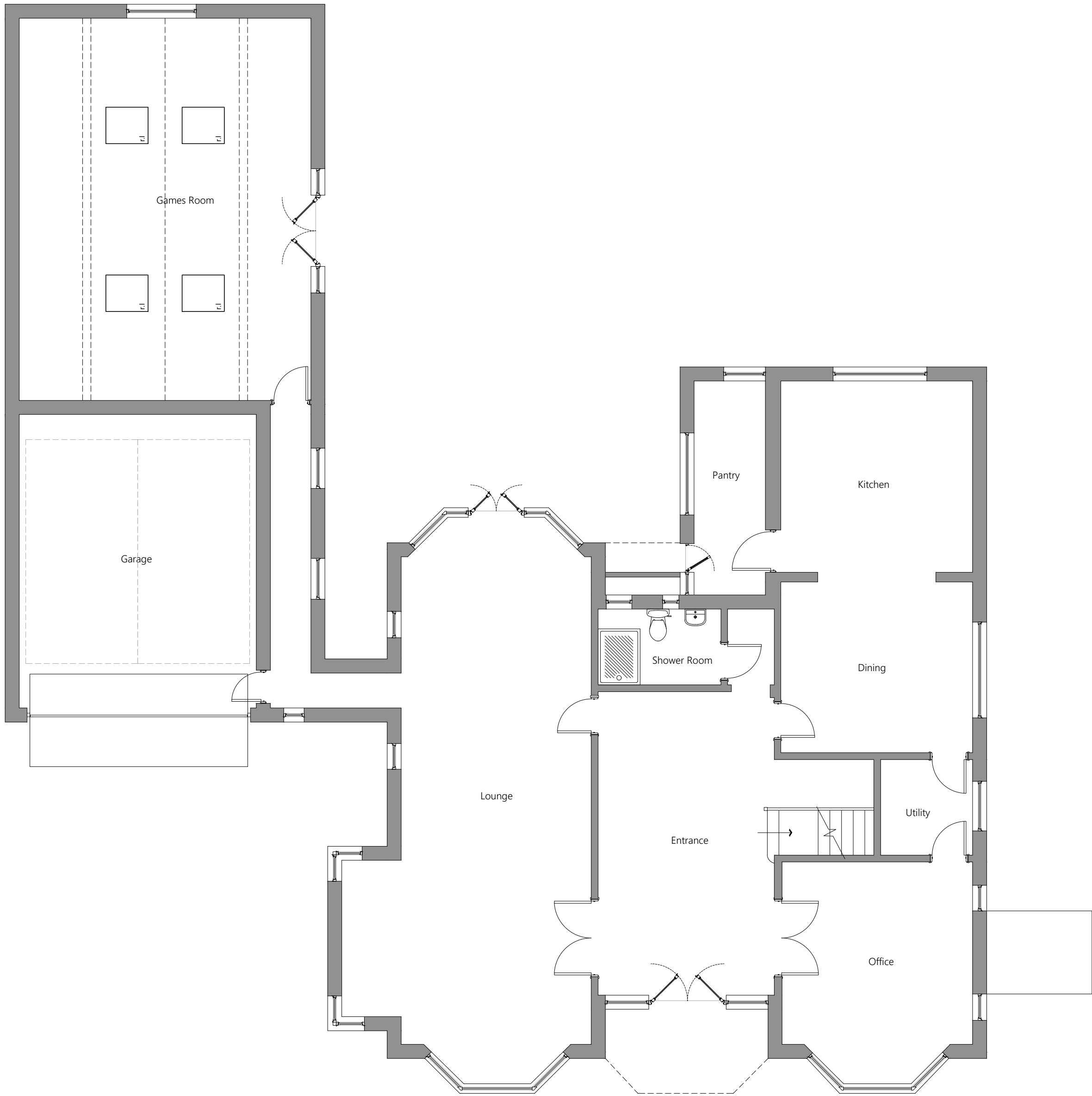
RINGLEY ROAD

Key	
	Extent of development
	Concrete - Access Road
	Private grassed area
	Proposed - Tree
	Existing - Native hedge planting 2m high approx

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	Existing Site Plan	J/149	
		Drawing No:	
		1000	
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	34 Ringley Road, Whitefield, Manchester, Bury	A	
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			JUN 25

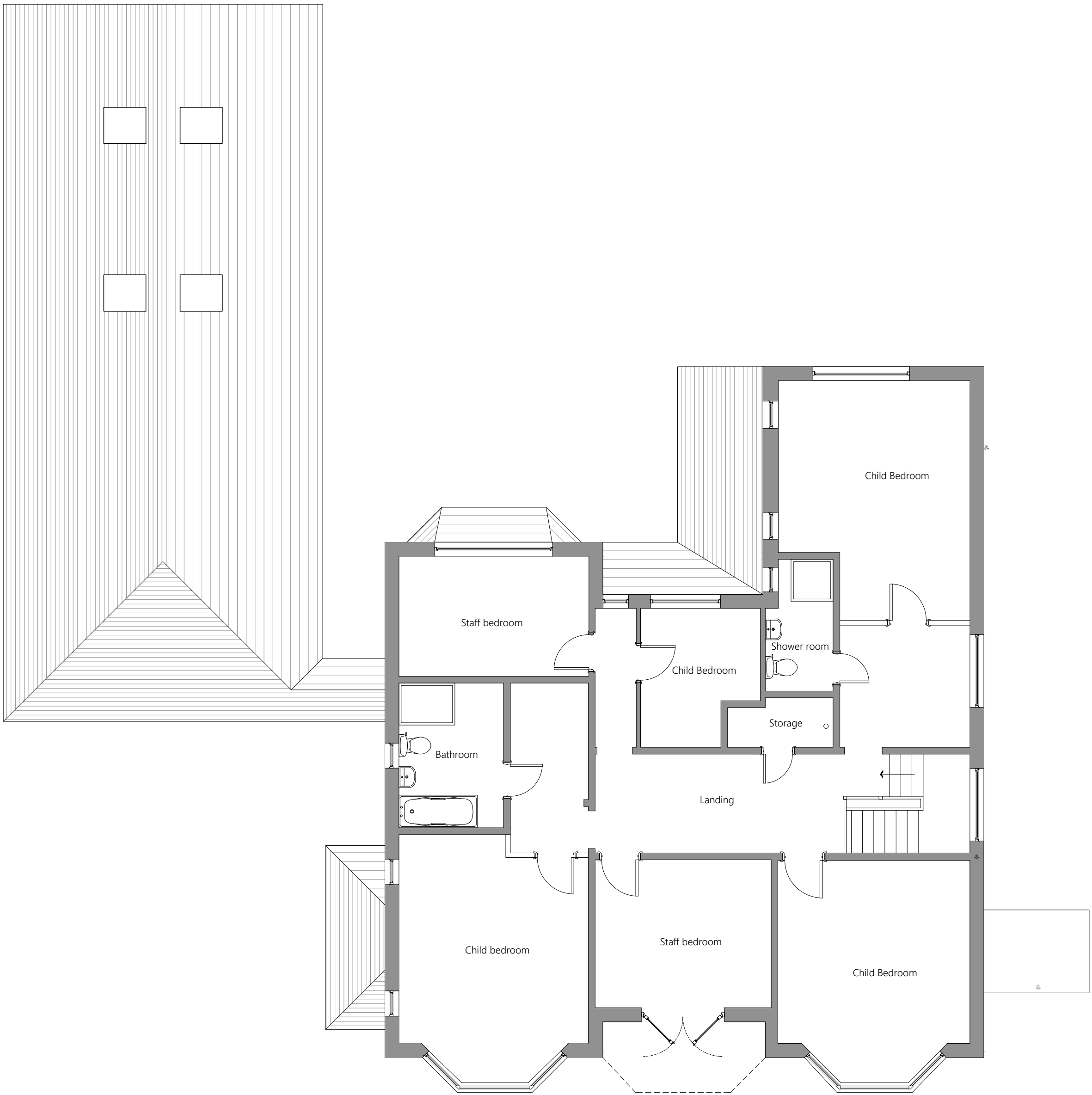


Ground Floor 1:75



Boundary Line

First Floor 1:75



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b) Exceed 500 person days.

Drawing Title:					
Proposed Floor Plans					
Site Address:					
34 Rnley Road, Whitefield, Manchester, Bury					

A1	SCALE	DATE	JOB NO	DRG NO
1:75	JUN 25	1456	2002	
11 Woodvale Crescent, Bingley West Yorkshire, BD16 4AJ Tel - 01274 317002 e mail - michael@madp.co.uk web: madp.co.uk				

