

Mr. Benjamin Maguire
Architectural Consultant,
Apartment 8,
224 Geat Clowes Street,
Manchester M7 2ZS

1st February 2022

On behalf of : Ms. Asfa Soni
and Ms. Safina Soni and family

Application number: 132614/FO/2021

Proposal: Change of Use of C3 residential to Childrens Care Home C2
and alterations to front boundary wall and entrance gates

Location: 229 Mauldeth Road, Manchester, M19 1AB

In response to your letter dated 24th January 2022.

It is our intention to open a Children's Residential Home looking after vulnerable children who may have complex and challenging needs. We will not be providing nursing or personal care.

Q1. Numbers of children.

Our application to Ofsted will be to take care of a maximum of 2 children who will require 2 supervising staff. So a ratio of 1 : 1 staff to residents.

Q2. How will the property be managed.

The property will be managed personally by my client Ms. Asfa Soni on behalf of her family.

Q.3 Visitors and staff that would come to the property and at what frequency and on what basis.

During shift changeovers, a further 2 staff members may be in the property but this will be for a short period of time. At any one time, we do not envisage there to be more than 6 people in the household.

Q.4 What element of care would be given to the individuals.

We note your comments stating that the property can be used as a Children's home as it would fall under Class 3b as there would be less than six people living in the household and we agree. However, as the children being looked after are classed as vulnerable children and therefore an element of care and supervision will be provided we were of the impression that we may need to apply for a change of use.

Q.5 Parking provision for staff and visitors

The proposal includes for widening of the front access gates and new paved hard standing area to the front garden that will provide for 2 on-site parking spaces. There is already existing provision for 1 garaged and 1 driveway parking spaces to the rear/ side with access from Brookethorpe Avenue. So that is 4 on-site parking spaces provision in total.

We raised the query with the Council (although perhaps not with specific details) previously and were informed that an application for Change of use from C3 to C2 would need to be made hence the application. If, on consideration of the application, and taking into account the use of the property you are satisfied that we can operate under C3 then I would be grateful if you could confirm this in writing.

Thanks for your consideration and we look forward to hearing from you.
Kind regards,

Benjamin Maguire
agent for the application

A handwritten signature in black ink that reads "Ben Maguire". The signature is written in a cursive, slightly slanted style.