



Planning

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

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

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country

Postcode

M20 2TY

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property is a terraced house, which we wish to continue to use as such, with no material changes, in order to provide care for up to three young people aged 11-17. They would be cared for by two members of staff each day from a team of five. The staff will be present at the home from 10am (day 1) until 10pm (day 2) as this provides continuity for the young people and also reduces the number of changeovers at the home. The Registered Manager will oversee the home, but has the option to work from home as our work documents, policies and procedures are cloud based and so can be accessed remotely. Once a child is placed into our care, we register them in a local school or college to maintain and continue their education. We will support their learning in the meantime, but the home would not operate as an educational facility and there would be no specific on-site intensive educational provision.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent ☐ Temporary

5. Grounds for Application

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We feel that a Lawful Development Certificate should be granted as within the class of use C3 (Dwelling House), C3b states: "up to six people living together as a single household and receiving care". We feel that we fulfil that criteria as we only ever look after two or three young people at a time, and they are supported by our staff. We aim for our young people to be with us for a minimum of 6-12 months, and they live together as a single household in every sense, as they eat meals together, do activities together, go away on holiday together etc. which falls within the remit of a single household.

Whilst we note that a terraced street doesn't offer any parking provision for any of the occupants, we feel that two vehicles associated to a property is by no means unusual for properties of this type.

We have taken on board the direction of Ofsted, as they have stated that they wish to see young people in as much of a 'typical' residential setting as possible. We feel that our smaller homes, with a maximum of two or three young people, fulfil that need, rather than larger homes with 5 or 6+ young people, where the feeling of comfort, safety, and homeliness can sometimes be lost. This is why we focus on small provisions as we feel these give the young people the best opportunity as they move into adulthood.

For these reasons, we respectfully request that these points are considered and a Lawful Development Certificate granted

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Submission of initial enquiry to Manchester council regarding this property
please see excerpt from Glens email advising on the current of use of Class C3 (b) being applicable for the proposed use
Thank you for your email. I apologise for the delay in providing a response.
From the information that is currently available the proposed occupation of the property would represent a Class C3 (b) use.
There is no requirement to pursue an application for a certificate of proposed lawful development. However, you may find it useful to have a certificate confirming the lawfulness of Class C3 (b) occupation, particularly if the use were to be questioned at a later date.
I hope that the above is helpful.
Yours sincerely,
Carl

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

8. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

☒ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

9. Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

12/10/2021