

Planning Statement

Lawful development for use as C3(b) at 5 Porter Drive, Manchester, Greater Manchester, M40 8NW

Client background

My client Upwards Care Solutions Limited operates over 22 other several children homes in Manchester, Cheshire East, Preston, Derby, Hull, Crewe and Inverness (Scotland).

The property

This house will be used as a medium to long term Ofsted registered residential home for young people with social, emotional and behavioral challenges of all genders between the ages of 8 and 18 year old. The house will provide accommodation for two young persons at a time. The young person will be provided with their own bedroom to ensure they feel safe and have their own personalised environment. This will promote a family residential home living setting while nurturing young people and ensuring their early life outcomes are achieved. The house will have two members of staff on at all times 24 hours a day. The total number of occupants, four, at a given time is no different to most typical family home settings and therefore this proposal does not significantly affect the settings of the area.

Shift change will be once a day. The maximum during handover will be 2 members of staff in the property. With 1 member of staff leaving soon after handover.

There will be a Registered Manager (RM) at the placement, who will be working from 9am – 5pm Monday to Friday. The RM could be classed as a care-giver during the day. They would park away from the property as their car will not be needed during the day. Shift patterns would be set out when we have children in placement and dependent on the experience of the staffing team

Staff would be sleeping through the night and available if a situation arises. There may be a need for waking member of staff depending on the child's care plan, but this would be rare.

From previous experience none of the residents in all my client properties have cars and majority of staff use public transport rather than own cars. So we believe this proposal will not impact parking arrangements. Even if there was one member of staff with a car this should not impact on parking arrangements on the street.

The proposed use is one that is compatible on a residential estate such as this one. The modest number of residents and support workers that would be present is similar to a large family that could occupy a property of this site. Given this, it is not considered that the proposal would have a detrimental impact upon existing levels of residential amenity and pedestrian and highway safety enjoyed in this location.