

Wednesday 11th March 2021

Planning Statement

Prepared by, Engaging Care- Limited (Ms Kylie Schofield and Ms Gemma Schofield)

(Ref: 127362/LP) to existing property 23 Hill Lane, Blackley, Manchester M9 6PE.

1. Introduction

This Planning Statement in support of an application of Lawful Development Certificate, which seeks the change of use of a residential property from a C3 to C2 class of use, and a full planning application is not required.

The use of the premises as a Children Residential home for up to three children with up to two full time staff members that will sleep overnight and live together as a single household.

Engaging- Care Limited has three Directors who are qualified Social Workers with 30+ years experiences between all of us.

The building will provide care for up to three children, boys and girls aged between 10-16years of age. There will be a maximum of two care staff at any one time.

2. Application Site

The application site is located in the Blackley area. The application building is a semi-detached residential property with three bedrooms and two reception rooms.

There is front drive that has enough space for two cars.

The location is on a quiet residential street.

3. Proposed Development

The proposal seeks to provide a Children's Residential Home in the Blackley area which will operate as a normal family setting.

There will be no alterations made to the land or building.

The neighbourhood is a residential area and the location is on a quiet residential street.

The building has a secure gate at the front of the building and secure fence at the rear of the building.

We have received advice from the planning team dated 10th March 2021, that the certificate we would require is an 'Application for a Lawful Development Certificate for a proposed use of development'.

The Lawful Development Certificate should be granted for the following reasons; there will be no changes to use of the land or building. Although, the proposal is a Children's Residential Home this will be operate as a normal family setting as key points outline:

- Staff changeover will be at reasonable times. Staff will undertake long shifts to reduce staff coming and going from the property. Staff will undertake 24 hour shifts. Staff changeover will be at 10am.
- There will be limited staff members on site at any one time.
- There will be no more than 6 people at the property at one time and this will operate as a normal family setting.
- The homes manager will only spend 50% of her time at the home and will work from her own home and office.
- All meetings will take place via video conferencing and not at the home.
- Any external visitors will arrange to see the young person outside the property.
- There will be only two cars at the property at one time and they will be parked on the private drive.

4. Conclusion

It is considered that the information put forward in this statement, along with the information already submitted with our initial planning application on the 7th January 2021, that the use recommended is entirely appropriate for its setting.

It is therefore trusted that the Council will arrive at the same conclusion and that a Lawful Development Certificate will be granted to allow Engaging-Care Limited to progress moving forward in providing a quality family home for Looked After Children.