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Ref:087561/FO/2008

28th August 2008

Dear Sir/Madam,

I am submitting a Change of Use application for planning permission for premises at 1a Gorton Lane, Gorton, Manchester M12 5DF.

I have enclosed a cheque for £335 to cover the planning fee.

I am proposing to set up a Private Day Nursery on the premises of the Birch Arms House 1a Gorton Lane, Gorton, Manchester M12 5DF.

I will be leasing the building from the owners of the premises.

The Existing Plans and the Proposed Plans have been sent to Mr Robert [illegible] via email from Architect Mr Mark Thorley

General Information

- I have given the owners a Notice for Service on Individuals [Notice No 1 on the 28th Aug 2008]
- The building was previously a public house and was last used for that purpose in 2004.
- The nursery opening times will be from 7am - 7pm Monday to Friday.
- The building will hold approx 50/60 children aged between 6 months

- I will have 5 staff working at the nursery initially and 10 staff by the end of the first year.

- The Architectural Police Unit have accessed the security of the building [see email attached to the planning application from the APU

Internal Breakdown of Child Spaces

- On the proposed plan the first floor and second floor has rooms which will be used for childcare. These are the number of children that will be accommodated in these areas recommended to the Ofsted Standards and the Registration Adviser Mr Phil Gunn

- Butterfly Room [ground floor] = 10 children under 2
  Or 14 children aged 2-3yrs

- Sunshine Room [ground floor] = 14 children under 2
  Or 20 children aged 2-3yrs

- Star Room [first floor] = 15 children 2-3yrs
  Or 16 children 3-7yrs

- Rainbow Room [first floor] = 12 children aged 2-3yrs
  Or 13 children aged 3-7yrs

External Area/Play Area

The playground area is also suitable for the above amount of children according to the Registration Adviser for Ofsted Mr Phil Gunn.

- No play equipment will be installed in the play area. All play equipment will be put away and secured within the nursery building on a daily basis.

Fencing

The proposed fence will be made of wooden panels 2 meters square with concrete posts 130mm x 100mm thick by 2,400 long sunk into the ground 400mm deep and packed with concrete at 2 metres apart.

Waste Strategy

- I will use a Commercial Waste company to remove waste from the premises. An allocated area is available on the site and marked on the plans. I intend to get advice on making the nursery Eco Friendly and will recycle all materials where possible.

- I have submitted a Waste Management Strategy with this planning application

Highway Safety

- The main entrance to the nursery will be at the back of the building. The front entrance will only be used as an emergency fire exit.

- The parking drop off area for staff/parents and visitors will be at the back of the premises where there is a large space designated within the grounds and is surrounded by a large fence and gates which will be retained for the security of the premises.

- I will make a safe drop off parking area for parents/carers by securing the area with a wooden fence which will separate the play area from the car park area. [Refer to map plan for full layout details.]

Accessibility

- A disabled parking bay will be accessible at the rear of the premises in the car park which is clearly marked on the map

- A safe pedestrian pathway from the car park to the entrance to the nursery is marked out on the plan with a fence separating the car parking area.

- A disabled toilet will be available to all children, staff, adults and visitors

- I will comply with MCC Design for Access 2, Building Control and Ofsted Requirements. [see Disabled Access Statement]

Yours Sincerely,

Margaret Doran