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PLANNING AND
BUILDING CONTROL
25 MAY 2012

26 May 2012

Dear Sirs,

Proposed Change of use of existing dwelling to Children's Day Nursery at 929 Oldham Road, Manchester for Mr and Mrs Gnativ

I enclose for your attention duly complete application for Change of Use from private dwelling to Private Children's Day Nursery.

For clarity I set out the proposals as follows:

The proposals are to create a day nursery within the envelope of the existing building. It is not intended at this time to make any extensions or changes to the external elevations of the existing buildings, as it is felt that, with some minor internal alterations to comply with Building and Fire Regulations, and the requirements of OFSTED, all the work can be adequately accommodated.

We therefore do not consider it necessary to provide detailed plans and elevations of the existing buildings as there will be no change to what exists at present.

DESIGN and ACCESS STATEMENT

As required we submit for consideration our Design and Access Statement as follows.

The proposals are to convert the existing detached former Presbytery into a private children's day nursery.

The Applicant was previously the owner of the whole site which included the adjacent St Wilfrid's Church, which prior to purchase by the Applicant already had Planning Consent for the conversion of the same to what is currently being proposed for the Presbytery. The Planning Permission for the conversion of the Church building was never implemented, although the principle of the proposed use was approved.

At this time, the Applicant has now sold the Church as a separate entity and this is being used for that purpose, namely a place of worship.

The Applicant has retained the Presbytery and adjacent plot of land, shown edged blue on the application location plan, and proposes to convert the Presbytery into the Day Nursery. The building is at this time being used as a private residence.

The proposals are to make internal alterations only to form classrooms and other areas to form the day nursery. These areas will be predominantly at ground floor level, with additional facilities at first floor level for older children.

Staff rooms and other facilities will be provided at second floor level. There will be no Nursery areas at second floor level for safety reasons. These areas are to be reserved for Staff ONLY.

It is not proposed to make any alterations to the external fabric of the existing building which will remain as existing.

An external play area will be created at the rear of the building facing onto Oldham Road, which is fully enclosed and screened with mature landscaping and is a totally safe environment for children's' external activities.

A low level security fence will be provided within the site to ensure safety of the children whilst on the premises and in the care of the Nursery.

Staff parking will be provided within the existing enclosed and surfaced yard. This area will be reserved for staff only for safety reasons.

The main entrance to the Nursery will be off Ceylon Street, though a gated entrance to the private road which will also be the drop off and collection point. There is adequate parking provided in this area for this purpose, as parents will drop off and collect children at various times of the working day.

For the avoidance of doubt, this area is also shared by the St Wilfrid's Church, and the Applicant has discussed these proposals with the Pastor of the Church to ensure that there will be conflict with both uses of the site.

The Church operates predominantly on Sundays, with some activity on Saturday afternoons, and weekday evenings. The main services are on Sundays which will not conflict with the proposals as submitted as the working times are completely separate.

The Reception and primary nursery areas are contained within the ground floor of the former Presbytery.

There already exists a level entrance to the building which will ensure that the proposals when completed will be fully compliant with the Disability Discrimination Act and will accommodate disabled access to the premises. There will also be toilet and other disabled facilities provided internally as part of the scheme proposals.

This proposal is in line with Council indicators that such a facility is needed within the immediate area due to the presence of residential areas in the vicinity, and as the site is on the major route into the city of Manchester, is ideally located to allow parents to drop off their siblings on their way to work and collect them on their way home, thus avoiding the need to travel out of their way.

As Planning Consent has already been given for such a use within the curtillage of St Wilfrid's Church, it is considered that this application merits a favourable recommendation, and we therefore ask The Council to approve the application.

Should additional information be required, we shall be pleased to submit the same for consideration in due course, either as part of the Planning process or as a condition before implementation of the scheme, should The Council feel that additional information is required.

We look forward to a favourable decision in due course.

Yours sincerely,

[redacted]

Mykola Lajszczuk.

pp. Mr and Mrs R L Gnativ.