Dickman Associates Ltd

PO Box 97
Bolton
Lancs
BL1 9PT

Head of Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

23.12.13

Dear Sir

Planning Application – Change of Use of part of 109 Seymour Road South, Clayton

We act on behalf of Mrs. Susan Moore. Earlier this year (3.9.13) we met with Carl Glennon of your department regarding this matter and subsequently sent further details of the childcare at the above property. We now seek retrospect consent for the use of part of the above dwellinghouse as a day nursery with the remainder of the accommodation retained for residential purposes.

We submit the following information together with other documents in support of our client's application.The timeline explains how our clients business has evolved and is set out below.

Timeline

Registered 9th September **1983 -** Susan Moore has been a Registered Childminder for 30 years.

In **1986** her family moved to 109 Seymour Road South where she continued to child-mind registered for 3 under 5's & 3 over 5's.

In approximately **1990** she approached Manchester council to build a wooden extension on the rear of the property, which would allow her 3 children space to play and give more freedom for all the children who came to the house to explore more adventurous play restricted in the main house. The council gave permission for a wooden extension to be erected with the condition it was to be removed if she gave up occupancy, as it was a council house.

In **2004** she purchased 109 Seymour Road South.

In **2007** she employed an architect to draw plans up to increase the size of the existing playroom to allow for more scope both for family use (like a conservatory) and access for the childminding. Plans where submitted to Manchester City Council for building regulations as the architect stipulated only these where needed and planning was not because of the size and material structure of the extension. The building inspector came out to the property twice to inspect the building and drainage from the house and as far as she is aware everything was done to requirements via the builder.

From 2007 my-childminder has increased its Ofsted registration to care for 12 children

In **2008** when the category naming was changed she has through the needs of the community increased her registration to 18 children under 8 years and employing 4 full time & 3 part time staff. Also there are some over 8's who attend part of some days.

Prior to September 2008 Mrs Moore operated as a Registered Childminder. From the 1st September 2008 Ofsted brought in a new category of childcare provision ''Childcare on Domestic premises'' formed with the purpose being to make a distinction between childminding and larger-scale provision operating from domestic premises; she was 1 of only 2 providers of this provision in the NW and the only one in Manchester. This category now seems to have been discarded based on our clients latest Ofsted report (dated 6.9.13 and received 20.11.13) where she is now again listed as a 'childminder'.

From September 2008 working within The Statutory Framework for The Early Years Foundation Stage & the Statutory Framework for the regulation of those on the Early Years and Later Years Childcare Registers

My Childminder celebrated 30 years on 9th September **2013** of 'Outstanding childcare providers'. Our client has established a successful childminding business greatly valued by the local community in Clayton and which has the support of the Council in its role for nursery provision and which Ofsted has graded as "Outstanding".

Further Supporting Information

You responded to our original detailing of the timeline by letter dated 1.10.13 and asked for information to be clarified on 4 main points in support of the CoU application. My client's responses are set out herewith:

i. Details of the maximum number of children that are cared for, including after school provision; Maximum number of children cared for at any one time 18, that includes after school care for under 8's
ii. Opening hours; 7.30am - 6.00pm Monday - Friday.
iii. Numbers of staff and parents travelling to and from the premises at the busiest times; Staff work on a shift rota, 2 working 7.15am - 4.15pm, 2 working 8.00 am- 5.00pm 2 working 8.30am-6.pm. As domestic premises 1 working from home. Majority of staff are local so walk to the premises 1 uses public transport, 2 use cars parking over the road outside the scout hut which is not used during day for any other cars, The parents arrive at an intervalled pace 2-3 arriving before 8am, 4-8 arriving between 8am & 8.30am, children that attend before school provision leave premises before the Free education entitlement children arrive at 9.30am/10am- leaving again 2.30/3.00pm to allow care for after school provision. Most parents are local, few parents arrive by car if they do they use the designated parking spaces outside the house. This is time spaced enough not to cause any congestion.
iv. Details of child care registration.
In the latest Ofsted report we note that they still class our client's business as childminder. Also we note from your letter of 1.10.13 that due to success of the business and the scale it has grown to that in planning terms it is viewed more like a day nursery hence making this application to regularise the position. A copy of this report is attached to this application.

The LPA application fee of £385 will be posted to your offices with the Planning Portal reference PP-03010909 on the back and a copy of this letter for your ease of reference. Should you have any queries then please do not hesitate to contact us.

Please note that a separate application for a Certificate of Existing Lawful Development in regard to the extensions to the rear of the dwelling will follow.

Yours sincerely

Jane Dickman