Planning and Access Statement

322 Great Western Street
Manchester
M14 4DS

Prepared By:

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Introduction

This statement has been prepared on behalf of the applicant in support of a full planning application for the change of use of an existing end terraced property currently as a 5 bed C3 residential property to residential institution (class C2) - accommodation for parents and their children.

This should be read in conjunction with the accompanying application documents, including the completed forms and certificates and existing / proposed drawings.

Use

Operations are summarised as per below

- Provides 24-hour supervised accommodation for parents and their children.
- The purpose is to assess parenting capacity in a controlled environment.
- Often instructed by courts or local authorities in safeguarding cases.
- Staff prepare detailed assessment reports for social services or family courts.
- Residents usually stay weeks to months, depending on the court timetable.

Operation

- Opening times
  - Normally registered as operating 24/7 because:
    - Residents live on-site full-time during assessment
    - Staff are present in shifts to cover round-the-clock supervision
- Staff numbers
  - Day shift (08:00–20:00):
    - 1 x Manager/Senior Assessor
    - 2 x Family Support Workers
    - 1 x Admin/Reception (Mon–Fri)
  - Night shift (20:00–08:00):
    - 1 x Senior Support Worker
    - 1 x Family Support Worker
  - On-call social worker/assessor for urgent matters.
    This staffing ensures minimum 2 staff on duty at all times, with higher ratios during the day.

Layout

The proposal is for a change of use only, with no changes to the external form of the building or layout.

Access

The primary entrance to the building is located via an entrance porch and there is a secondary access from the side of the property, both of which have small yards outside. The side to which can allocate the bins.

Conclusion

The proposed change of use retains the use as a residential function with accommodation for residents. The main difference being the element of supervision and support offered.

There are no alterations to the exterior of the building to be factored in.