



PLANNING -
11 CHATAWAY ROAD, MANCHESTER

Project: PROPOSED USE OF DWELLING(USE CLASS C3) TO PROVIDE
RESIDENTIAL CARE ACCOMMODATION (USE CLASS C2)

Address: 11 Chataway Rd,
Manchester M8 5UU

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Issued For: PLANNING

Rev	Date	Description
P01	14/08/25	Issued for Planning



LOCATION PLAN

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PLANNING STATEMENT

Planning Application Report – C2 Class Use: Supported Living Accommodation

Property Address: 11 Chataway Road, Crumpsall, Manchester M8 (UK)

Mission: To convert and operate 11 Chataway Road under C2 (Residential Institutions) planning class for supported living provision.

1. BUSINESS OBJECTIVES

- To convert and operate 11 Chataway Road under C2 (Residential Institutions) planning class for supported living provision.
- To offer a high-quality living environment for adults aged 18–65 with learning disabilities, autism spectrum conditions, mild to moderate mental health needs, or physical disabilities.
- To create an environment that balances safety, independence, and integration into the local community.
- To ensure compliance with Care Quality Commission (CQC) standards, Manchester safeguarding policies, and national care sector regulations.
- To support residents in achieving personal goals, improving life skills, and building community connections.

3. MARKET RESEARCH

Local need: Manchester City Council's Adult Social Care Market Position Statement identifies a shortage of suitable supported living placements, particularly for young adults transitioning from children's services and individuals with autism or mild learning disabilities.

Neighbourhood suitability: Crumpsall is a well-connected residential area with nearby health services, shops, green spaces, and public transport (bus, tram, and train), making it ideal for supported living residents to access community facilities.

Regional demand: The shift away from institutional care models towards community-based housing has created consistent demand for C2-classified supported living accommodation.

4. SERVICES OFFERED

24-hour on-site support, including waking night staff.

Assistance with daily living activities (cooking, cleaning, budgeting, personal care).

Support with education, training, and employment pathways.

Social activities and structured programmes for community integration.

Assistance with healthcare appointments, medication administration, and wellbeing monitoring.

Behavioural and emotional support tailored to each resident's needs.

Liaison with healthcare professionals, social workers, and family members.

5. STAFFING & TRAINING

Staffing ratio: Minimum of 1:3 during daytime hours, adjusted for resident needs, with a waking night staff member on duty.

Recruitment: All staff to undergo enhanced DBS checks and reference verification.

Training programme includes:

Care Certificate standards

First Aid and CPR

Safeguarding adults

Medication administration

Autism awareness and mental health first aid

De-escalation techniques

Health & safety, fire safety, and infection control

Regular supervision, appraisals, and ongoing professional development.

6. LEGAL & REGULATORY COMPLIANCE

Change of use to C2 class in accordance with the Town and Country Planning (Use Classes) Order.

CQC registration where personal care is provided.

Compliance with Health and Safety at Work Act 1974 and related regulations.

Fire safety measures in line with the Regulatory Reform (Fire Safety) Order 2005.

Equality Act 2010 compliance for accessibility and non-discrimination.

Data protection compliance under UK GDPR.

7. RISK MANAGEMENT & CONTINGENCY PLAN

Property, staff, and resident risk assessments.

Individual risk management plans for each resident.

Regular fire drills and emergency evacuation procedures.

Medication safety protocols.

Incident reporting and investigation procedures.

Safeguarding policies to protect against abuse or neglect.

Scheduled property inspections and maintenance.

8. PROPOSED DAILY SCHEDULE

Morning: Personal care support, breakfast preparation, and planning of daily activities.

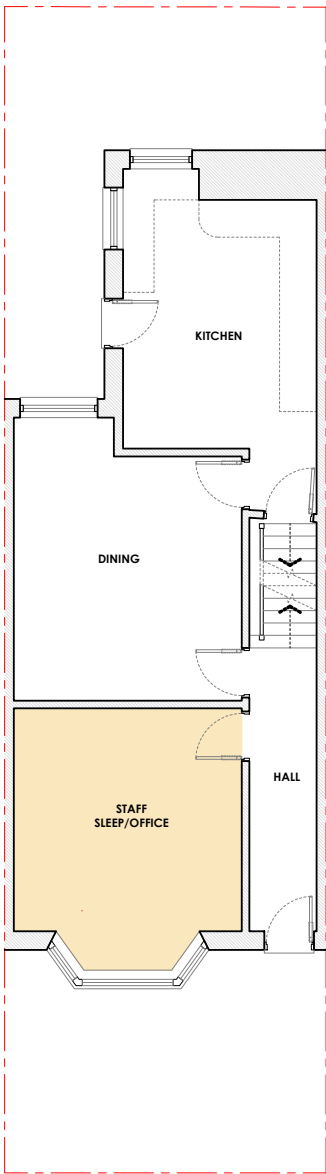
Daytime: Education, training, work placements, or community activities.

Evening: Meal preparation, group social activities, and relaxation.

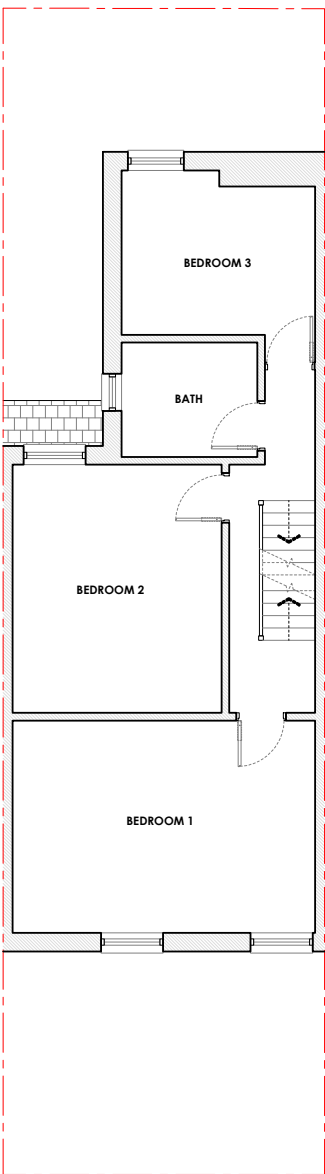
Night: Waking night staff available for reassurance and emergencies.

9. CONCLUSION

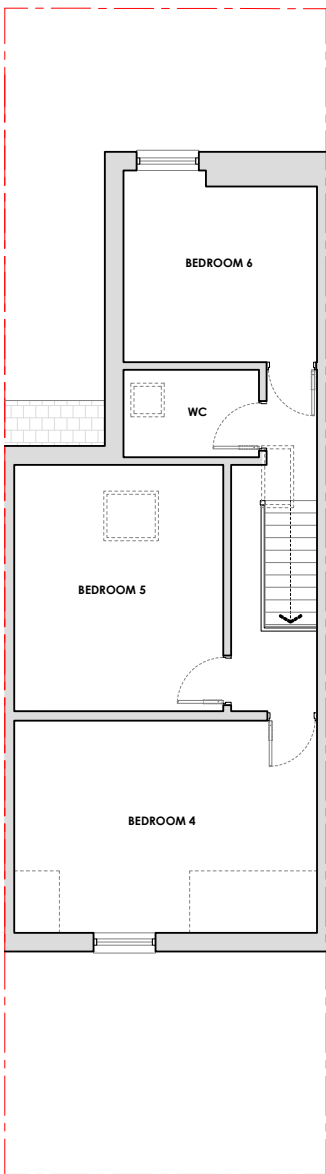
The proposed conversion of 11 Chataway Road to C2 use will meet a clearly identified local need for supported living accommodation in Manchester. The service will operate to high standards of care, safety, and legal compliance, improving the quality of life for adults with specific needs and contributing positively to the community.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN