MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 144

Suffix:

Property Name:

Address Line 1: Abbey Hey Lane

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M18 8TH

Description of site location must be completed if postcode is not known:

Easting (x): 389647

Northing (y): 396960

Description:

Applicant Details

Name/Company

Title

Mr

First name

Adrian

Surname

Ball

Company Name

Manchester Settlement

Address

Address line 1

The New Roundhouse, 1328 Ashton Old Road

Address line 2

Openshaw

Address line 3

Town/City

MANCHESTER

County

Country

United Kingdom

Postcode

M11 1JG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

◯ Yes
⊘ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

⊘ Yes
◯ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

It is proposed that his 4 bedroom house be used as a home for 4 unrelated residents as part of a low needs supported accomodation project for Manchester Care Leavers. The project will become part of the portfolio of properties managed by the Manchester Settlement Charity, under contract to Manchester City Council (Childrens Services). Manchester Settlement is a highly regarded provider of this model of Supporting Housing for care leavers, with 20+ years of experience. We ensure that the we manage are provided in accordance with all necessary standards, and are currently awaiting our registration with OFSTED to complete.
The 4 residents of the house will on average stay for 12 months, Each resident is provided with a ligh touch floating support package that involves a visit from a support worker, on average 3 times per week. The residents will also access support from our community centre, 5 minutes walk from the home.
The residents will each have a seperate locked bedroom, and will share a lounge , kitchen and bathroom, their is plenty of space in the rear yard for the storage of cycles.
We suggest that the impact upon neighbours of allowing the residence of 4 unrelated people will be no different to if a regular family were resident.
-The young people do not have cars - and we will not allow any young person to take up residence if they have a car
-Our staff will in the vast majority of cases walk to the home
-The refuse created will be no more than for a regular family
- The property has already been approved for use for this type of service by the MCC SNMG assessment process

Each young person receives on average 5 hours per week of support, provided largely at our community centre (5 minutes walk away). The support worker attends the house largely for property inspections and premises related problem solving, rather than “supporting” the young person. On average staff will be at the house no more than 5 hours per week in total, inclusive of all 3 residents.
Additional Information

No support worker/carers will stay overnight at the property
There will not be a dedicated space within the property for the carer/staff such as an office
Age range of the occupants will be 17 - 25
Each individual occupant would be responsible for the day to day management of the property. For example the preparing and cooking of meals, cleaning, shopping or leisure trips etc.

Types of support are provided at the community centre for the residents of the house
Life skills education
Healthy cookery lessons
English lessons
Counselling
Benefit applications.
Social Housing Applications

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

we understand the house was last occupied for a similar supported housing programme for adults across 5 bedrooms. It has been unoccupied since whilst and general refurbishments are carried out. It was last used for this purpose approximately 1 month ago. This propsal would use 4 bedrooms.

Has the proposal been started?

◯ Yes
⊘ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

We sugggest that in using the property for the delivery of the specific form of supported accomodation for Care Leavers, that this would not be a departure from C3 occupation and as such would be a lawful interpretation of the C3 catagory.
In normal use a house of this size with three double bedrooms and one single bedroom would have been designed for 7 people, our proposal will see no more than 4 residents, well within the intended occupancy.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Internal floor plan

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

◯ Permanent
⊘ Temporary

If Temporary please give details

We would suggest that a Lawful Development Certificate could be issued with a Caveat that it is subject to there being a an OFSTED registered provider of supported accomodation for care leavers as a support provider.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal aligns perfectly with a number of MCC strategies.
The property is pre approved for Commission by MCC Childrens/ After Care Service, and has been approved for use by MCC Childrens Services as a safe and suitable location that does not suffer from an over supply of similar accomodation.

MCC commissioner contact
Tom Markham
Sufficiency Manager, Children's Commissioning
Children & Education Directorate | Manchester City Council
4th Floor | Town Hall Extension | PO Box 532 | Manchester | M60 2LA | Sat Nav - M2 5DB
tom.markham@manchester.gov.uk
Mob: 07866 001 507

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

◯ Owner
⊘ Lessee
◯ Occupier
◯ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED ******

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Adrian Ball

Date

29/08/2024