

Planning Statement

Change of Use from C3(a) to C2 - 70 Birch Ln, Longsight, Manchester M13 0WN

Client background

My client (Vager PK Limited) is an experienced property investor and intends to operate a children residential care home/supported living accommodation service in near future.

The property

This house will be used as a medium to long term Ofsted registered residential home for young people of all genders between the ages of 7 - 18-year-olds. The house will provide accommodation for up to four young persons at a time depending on the age. The young person will be provided with their own bedroom to ensure they feel safe and have their own personalised environment. This will promote a family residential home living setting while nurturing young people and ensuring their early life outcomes are achieved. For younger children (below 16 years old) the house will have 2 staff members staff 24/7 but for teens 16 up to 18-year-old there could be up to maximum of four kids and one staff member. Occasionally in addition to the staff members the registered manager might be on site any day between Monday to Friday 9am till 5pm. The total number of occupants, five or six, at a given time is no different to most typical family home settings in the vicinity and therefore this proposal does not significantly affect the settings of the area.

Shift patterns would be set out when we have children in placement and dependent on the experience of the staffing team.

Staff would be sleeping through the night and available if a situation arises. There may be a need for waking member of staff depending on the child's care plan, but this would be rare.

From previous experience none of the resident's similar use properties have cars and majority of staff use public transport rather than own cars. We therefore believe this proposal will not impact on parking arrangements. However, to make sure there is always parking on site the application proposes creating of two parking spaces by dropping the kerb as indicated on the site plan.

The area is easily accessible by public transport and therefore there is likely no impact to existing parking arrangements. From previous experience none of the residents in all most supported living facilities or care homes do not have cars and majority of staff use public transport rather than own cars. We believe this proposal will not impact on parking arrangements.

The proposed use is one that is compatible on a residential estate such as this one. The modest number of residents and workers that would be present is like a family that could occupy a property of this size. Given this, it is not considered that the proposal would have a detrimental impact upon existing levels of residential amenity and pedestrian and highway safety enjoyed in this location.

National Policy

Relevant policies clauses: -

The National Planning Policy Framework updated 5 September 2023

- Paragraph 62 – supply of affordable housing,
- Paragraph 110 - sustainable transport modes, safe access,
- Paragraph 111 - impact on highway safety (this submission has no impact on highway safety)