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: 23

Suffix:

Property Name:

Address Line 1: Hill Lane

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M9 6PE

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

Easting (x): 385610

Northing (y): 403121

Description:

This is a detached residential property, three bedroom and two reception rooms.

Applicant Details

Name/Company

Title

Miss

First name

Gemma

Surname

Schofield

Company Name

Trusted Care Services (originally called Engaging Care Limited)

Address

Address line 1

23 Hill Lane

Address line 2

Blackley

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M9 6PE

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

An LDC has already been granted. We are children residential home operating as a normal family home. We have recently had our Ofsted inspection.

Ofsted have advised for us to contact planning to see if planning can expedite a decision on the planning application as will be caring for children between the ages 6-17years not 10-16 when initially requested. Now the covid restrictions are no longer needed the home manager will be based at the home, initially we suggested she be there 50% of the time. However we would like for her to have that level of flexibility and not limit her time there.

This will still very much run as normal family home.

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

Residential Property.

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

The property has already been granted a Lawful development certificate.

We are a registered children home in the North Manchester area. It was some time ago that we requested our planning and we had are Ofsted inspection recently. However Ofsted have advised for us to contact planning to see if you can expedite a decision on the planning application as will be caring for children between the ages 6-17years not 10-16 when initially requested.

Now the covid restrictions are no longer needed the home manager will be based at the home, initially we suggested she be there 50% of the time. However we would like for her to have that level of flexibility and not limit her time there.

Please note that the home will still operate as a normal family home. Although the things mentioned above are not in the letter attached provided by planning, the Ofsted inspector had sight of the planning application. We would appreciate if this can be looked at as this will delay our registration, much appreciated.

This application is still for a Lawful Development Certificate, which seeks the change of use of a residential property from a C3 to C2 class of use, and a full planning application is not required. The use of the premises as a Children Residential home for up to 2 child with up to two full time staff members that will sleep overnight and live together as a single household. Trusted Care Services Group Limited (originally called Engaging Care Limited) has two Directors who are qualified Social Workers with 30+ years experiences between all of us.

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

The floor plan and site plan has previously been provided

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.

C2 - Residential institutions

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

There will be no alterations made to the land or building. The neighbourhood is a residential area and the location is on a quiet residential street. The Lawful Development Certificate should continue to be granted for the following reasons; there will be no changes to use of the land or building. Although, the proposal is a Children's Residential Home this will be operate as a normal family setting as key points outline: - Staff changeover will be at reasonable times. Staff will undertake long shifts to reduce staff coming and going from the property. Staff will undertake 48 hour shifts. - There will be limited staff members on at the home at any one time.

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] 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

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

Gemma Schofield

Date

12/06/2024