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: 227

Suffix:

Property Name:

Address Line 1: Charlestown Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M9 7BD

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

Easting (x): 387244

Northing (y): 403009

Description:

Applicant Details

Name/Company

Title

Ms

First name

Caitlyn

Surname

James

Company Name

Alpine4care Services

Address

Address line 1

227 Charlestown Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M9 7BD

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

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 applicant proposes to operate the premises as a residential institution. This use falls within Class C3(b). The use would not increase the number of residents within the dwelling as the scheme would provide accommodation for only one child between the ages of 6 to 18 years, and cared for by up to three carers in the day and two in the night plus a manager visiting on occasions. The proposed use would be a lower occupation than would be the case if the property remained as a dwellinghouse (i.e. with the ability for a standard family to have a greater number of offspring who could share bedrooms).

Waking night carers would be assessed in relation to the need of the young people we are housing. If required a carer would be used to care for the children at night time whilst utilising one of the bedrooms as the staff office and with a second carer utilising the second bedroom for sleeping on site. One of the carers who will be awake during the night shift would administer care as and when required to the children who have care/ medical needs to be met i.e. medication etc. This is the best support option for those who also wake several times perhaps being disorientated or needing to go to the bathroom.

This would mean that there is a finite space to accommodate persons under the residential care home use. The other carer will utilise one of the bedrooms during the night shift and will be available to provide care when needed. During the hour's carers working shifts from 7am - 11pm and 11pm - 7am.

As a result, at any time a maximum of six persons (3 carers, 1 child and 1 manager) would be present at the property and a minimum of three persons (2 carers and 1 child). This falls within the 6 person criteria as set out in Class C3(b).

The nature of these operations are not considered to result in a material change in the character of the dwelling, neither would it result in an impact on residential amenity or highway safety when compared to a standard Class C3(b) use (which the current Class C3(a) use could change to without planning permission). The Use Class Order makes no reference when describing activities which fall within Class C3(b) with regards to the requirement to whether or not a permanent residential carer is necessary in order for a care home of this nature to fall within Use Class C3(b), nor does it set out what the level of care provision should be.

The relatively modest nature of this house would not facilitate the increase of the operations and number of residents above the level that would normally be expected to reside in a normal family home. Whilst the proposed use would include one child residents and up to three adult carers, as set out in the previous section of this statement, the activities and operations at this site would be very similar to that of a typical dwellinghouse with vehicle movements associated with the use akin to a standard residential dwellinghouse (Class C3a).

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

Planning application has been written to support the application in fuller detail.

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

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

The ethos behind the applicant's intended operations of this property would be for the residence to provide an environment as close as practically possible to normal family life in order to ensure that the children can live a life of normality in the local community. The applicant considers that such properties can offer a better environment than would be the case in larger institutions as they enable individual needs to be met and allow the children to integrate into their community and live as equal citizens. As a consequence, the whole structure of the operations are designed to ensure that the building functions as close as possible to a standard Class C3(a) use.

The carers would travel to and from the site (during the crossover of shift patterns) either by car or public transport. The site is located within a residential area south of Manchester. There is a regular bus route which is located approximately 500 metres away towards the east of the application site. Therefore the movement of vehicles to and from the site would generally centre around the changeover of shifts (during 7am and 11pm) and would not result in operations that would be materially different to a normal residential situation wherein one would expect a similar level of vehicle movements throughout the day (and typically minimal movements during the night time).

Alpine4care Services are therefore of the view that the proposed use of the property as a Class C3(b) would not be considered to represent a material change of use when assessing the operations as a matter of fact and degree.

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
- [x] 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
- [x] 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

Caitlyn James

Date

09/10/2023