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: 5

Suffix:

Property Name:

Address Line 1: Hall Grove

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M14 5HU

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

Easting (x): 385629

Northing (y): 395044

Description:

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Parker

Company Name

Parkwood Care Limited

Address

Address line 1

Flat 2, 5 Lancaster Road

Address line 2

Didsbury

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M20 2TY

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposal

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

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The building work requires a full renovation of the property and a loft extension. We have provided existing and proposed drawings to support our application. The work will be a carried out under permitted development guidelines and will be similar to those already in place in the area.

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

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 is a terraced house, which we wish to continue to use as such, with no material changes, in order to provide care for up to three young people aged 11-17. They would be cared for by two members of staff each day from a team of six. The staff will be present at the home from 10am (day 1) until 10pm (day 2) as this provides continuity for the young people and also reduces the changeovers at the home. The Registered Manager will oversee the home, but has the option to work from home as our work documents, policies and procedures are cloud based and so can be accessed remotely. Once a child is placed into our care, we register them in a local school or college to maintain and continue their education. We will support their learning in the meantime, but the home would not operate as an educational facility and there would be no specific on-site intensive educational provision.

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

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

- [x] Permanent
- [ ] Temporary

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

We feel that a Lawful Development Certificate should be granted as within the class of use C3 (Dwelling House), C3b states: "up to six people living together as a single household and receiving care". We feel that we fulfil that criteria as we only ever look after two or three young people at a time, and they are supported by our staff. We aim for our young people to be with us for a minimum of 6-12 months, and they live together as a single household in every sense, as they eat meals together, do activities together, go away on holiday together etc which falls within the remit of a single household.

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?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

5 Hall Grove Childrens home

Date (must be pre-application submission)

03/10/2023

Details of the pre-application advice received

Aaron Sherwood our Managing Director has been liaising Melanie Ambrose of Children's Commissioning who encouraged us to submit our C3B application

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

Daniel Parker

Date

26/10/2023