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## DESIGN AND ACCESS STATMENT

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**Proposal for Change of Use: Residential  
Dwelling (C3)  
To Children's Residential Care Home (C2)**

**Address – 10 Landos Road, Manchester, M40  
7HY**

**Proposal for Change of Use: Residential Dwelling (C3)  
To Children's Residential Care Home (C2)**

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## **1. Introduction**

This Design and Access Statement (DAS) is submitted in support of a full planning application for the proposed change of use of a residential dwelling (Class C3) to a children's residential care home (Use Class C2) at 10 Landos Road, Manchester, M40 7HY. The proposal seeks permission to operate the property as a medium-scale residential care home for up to six children under the age of 18.

The home will be operated by Manchester Blissful Homes Ltd, a dedicated provider of therapeutic placements for children and young people with learning disabilities, autism, mental health needs, and complex behaviours. The aim is to provide a stable, nurturing, and homely environment where children can experience consistency, safety, and personalised care tailored to their individual needs.

The home will be staffed 24 hours a day, 7 days a week, with care delivered by trained and experienced professionals working on a structured rotational shift basis, including overnight support. No staff will reside at the property permanently, but the staffing model ensures continuous supervision and a high level of care. The provision is designed to replicate a family-style household, promoting normality, stability, and emotional wellbeing for the children placed there.

This statement sets out the planning, design, operational, and policy considerations relevant to the proposal. It addresses site context, access, staff arrangements, safeguarding, impact on local amenity, and compliance with national and local planning policies.

The proposal has been prepared in line with the National Planning Policy Framework (NPPF 2024), the Manchester Core Strategy, and best practice guidance for children's residential care services. It demonstrates how the home will deliver safe, inclusive, and community-based care, while maintaining the residential character of Landos Road and its surroundings.

## **2. Local Context and Suitability of Location**

The proposed children's residential care home at 10 Landos Road, Manchester, M40 7HY is located in a well-established residential neighbourhood within north-east Manchester, approximately 0.7 Miles from the city centre. The local context is highly suitable for medium-scale care provision, offering the necessary infrastructure, services, and community environment to support the needs of children and young people in care.

The property benefits from excellent proximity to a wide range of essential amenities. Several GP surgeries and dental practices are situated within a short walking or driving distance, including New Cross Dental Practice, Ancoats Medical Centre, Urban Village Medical Centre, Newton Heath Health Centre and Cheetham Hill Dental Practice, both of which are capable of providing general and specialist services for children. Major healthcare facilities, such as North Manchester General Hospital, are also close by, ensuring timely access to medical support and ongoing health monitoring.

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The area is well-served by educational institutions, with numerous primary and secondary schools in the locality, including All Saints Primary School, Co-op Academy Manchester, and North Manchester Academy. Manchester also provides access to a broad range of further education opportunities and specialist provision, including The Manchester College and specialist SEND support services, making the location adaptable to the varied educational needs of looked-after children.

Children living at the home will also benefit from nearby green spaces and recreational opportunities. Parks such as Victoria Mill, Ancoats Green, Boggart Hole Clough and Queens Park offer safe areas for supervised play, physical activity, and outdoor learning. Manchester's rich cultural environment, including venues such as the Science and Industry Museum, Manchester Art Gallery, and Royal Exchange Theatre, is easily accessible and provides valuable opportunities for enrichment and social development.

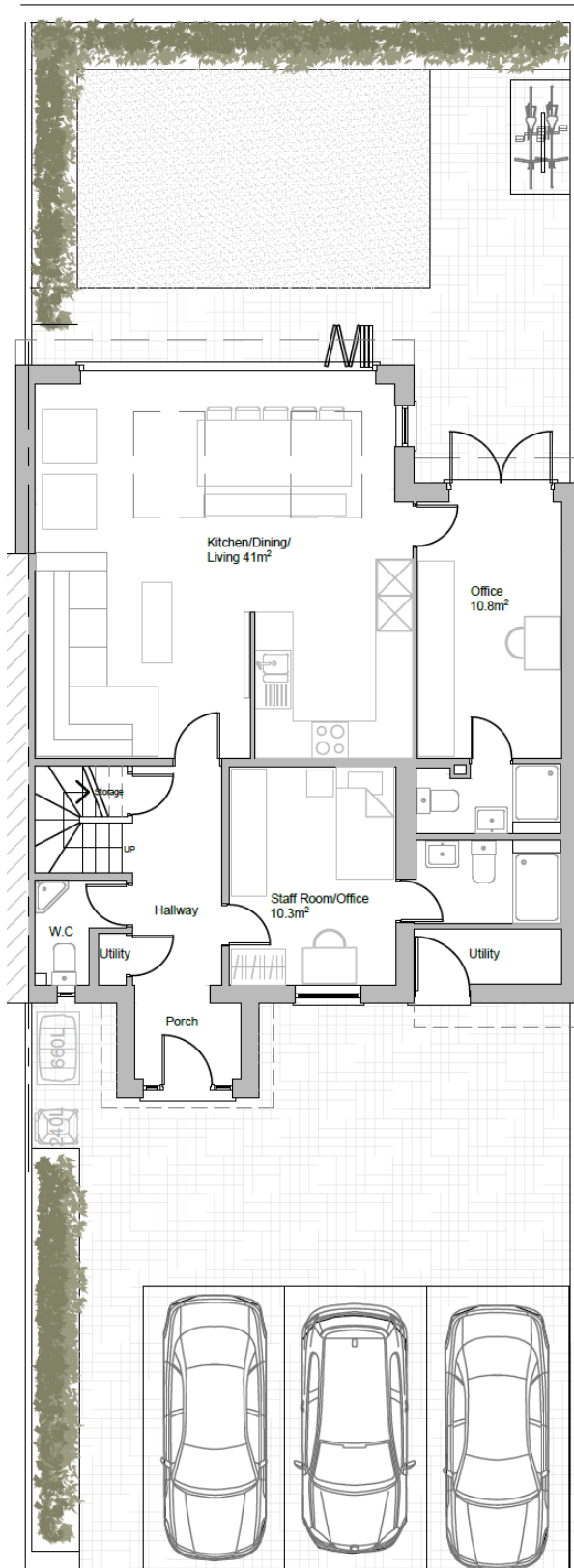
Public transport links are well established, with frequent bus services running along Oldham Road and other nearby routes, providing direct connections to Manchester city centre and surrounding areas. Moston railway station, located within two miles, offers further regional connectivity. Local road networks, including the A62 and M60 orbital motorway, ensure convenient access for staff, social workers, and visiting professionals.

Everyday needs are easily met, with local shops, supermarkets, pharmacies such as Haven Pharmacy (4 minute walk), and post offices all located within a short distance of the property. This accessibility supports the development of independent life skills for older children and provides the essential resources needed for daily care provision.

In conclusion, 10 Landos Road represents a highly appropriate and sustainable location for a children's residential care home. It combines the benefits of a strong residential setting with excellent access to healthcare, education, community resources, and transport links, all of which are fundamental to providing high-quality, therapeutic care. The proposal aligns with national best practice and regulatory standards, supporting Manchester Blissful Homes Ltd's commitment to delivering safe, nurturing, and community-integrated placements for vulnerable children.

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### 3. Site Context and Description

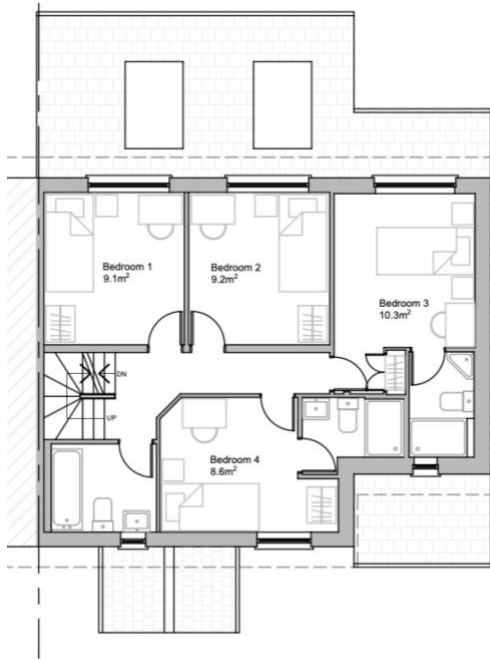


GA Proposed Ground Floor Plan 1:100

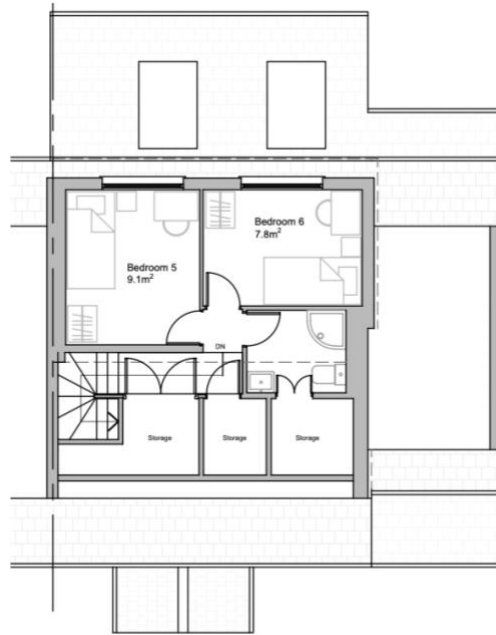


Location Plan 1:1250

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GA Proposed First Floor Plan 1:100



GA Proposed Second Floor Plan 1:100

The application site is located at 10 Landos Road, Manchester, M40 7HY, a substantial three-storey property currently in lawful use as a residential dwelling under Use Class C3. The property is situated within a well-established and predominantly residential neighbourhood, popular with families and professionals, and lies within easy reach of Manchester city centre and its associated amenities, including schools, healthcare services, leisure facilities, and excellent public transport links.

The property retains a strong residential character, a private driveway providing off-road parking, and a secure, sizeable rear garden. This domestic layout and scale make the dwelling highly suitable for adaptation into a children's residential care home without requiring any external alterations.

### Internal Layout and Accommodation

The accommodation is arranged across three floors as follows:

- Ground Floor:
  - Entrance hallway with tiled and LVT flooring, fire doors, smoke alarm system, and radiator.
  - Spacious communal lounge, TV point, and large bi-fold door opening onto the rear garden.
  - Large kitchen/dining room with fitted storage, integrated cooking appliances, dining space, and provision for white goods and refrigeration.
  - A spacious welcoming porch and hallway with WC, wash hand basin, and extractor.

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- Dedicated managers' office with en-suite, designed to provide private space for governance, safeguarding oversight, and confidential record-keeping.
- Separate staff office with en-suite, providing a distinct space for handovers, shift organisation, and operational administration.
- First Floor:
  - Four large bedrooms in total:
    - Two bedrooms with en-suite facilities, each comprising shower cubicle, WC, and basin.
    - Two further bedrooms, both with access to a modern communal bathroom, including bathtub, shower, WC, and vanity basin.
- Second Floor:
  - Two additional well-sized bedrooms, providing flexible accommodation to meet the assessed needs of up to six children.
  - Modern communal bathroom with shower, W.C and vanity basin.

### External Areas

The property benefits from a large, secure rear garden, offering a slabbed patio area leading onto a lawned section with established trees, shrubs, and boundary fencing. This outdoor space is ideal for therapeutic play, recreation, and supervised activities, creating a safe and calming environment. Additional external storage facilities are also provided.

### Overall Suitability

The proposed internal configuration provides a total of six children's bedrooms (four on the first floor and two on the second floor), complemented by dedicated staff and management offices on the ground floor, alongside generous shared spaces including a large kitchen/diner, lounge, and bathroom facilities. This arrangement ensures a clear balance between child-focused accommodation and professional support areas, while maintaining a domestic, family-style atmosphere.

The property's size, layout, and secure garden make it highly suitable for use as a children's residential care home (Use Class C2). No external alterations are proposed, ensuring the residential character of Landos Road and the wider neighbourhood is fully preserved.

Front of the property



### Back of the property



## 4. Planning History

Planning History – 10 Landos Road, Manchester, M40 7HY

A review of Manchester City Council's planning register reveals the following relevant application:

- 2024 – Reference 139347/FH/2024
  - Application for the erection of a part single-storey, part two-storey side extension, a single-storey rear extension, and a front porch to the dwelling.
  - The application was validated on 22 February 2024. The record indicates that this relates to domestic alterations and improvements to the existing residential dwelling.

This record demonstrates that the property has consistently operated as a private residential dwelling (Use Class C3) and has only been the subject of typical domestic extension proposals. There is no record of any previous institutional, commercial, or non-residential use of the site, nor any planning history relating to children's care, Class C2 use, or any other regulated setting.

The planning history therefore confirms a long-standing and uninterrupted residential use of the property. This strengthens the case that the proposed change of use to a children's residential care home (Class C2) represents a natural and compatible continuation of the property's established residential function, with no conflicting or adverse history.

### 4.1 Planning Designations

The site at 10 Landos Road, Manchester, M40 7HY is not located within a conservation area, nor is it subject to any listed building status. The property is not

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affected by any Tree Preservation Orders (TPOs) and is not situated within the Green Belt, an Area of Outstanding Natural Beauty (AONB), or any other nationally protected landscape or ecological designation.

There are no known public rights of way running through or adjacent to the property. The surrounding area is predominantly residential in character, and the proposed use as a children's residential care home aligns well with the established local setting.

Importantly, the property lies within Flood Zone 1, which is classified as land at the lowest probability of flooding from rivers, the sea, or surface water. This confirms that there is no identified flood risk affecting the site, and no site-specific flood risk assessment is required for planning purposes.

The property is not known to be affected by contamination, noise safeguarding zones, or hazardous installations. It is located in a sustainable urban location within Manchester, benefiting from excellent access to infrastructure, healthcare, education, shops, leisure facilities, and public transport links.

Overall, the site presents no environmental or land use constraints that would inhibit or conflict with the proposed change of use to a children's residential care home (Use Class C2). Its secure location, established residential character, and absence of flood or ecological risk confirm its suitability for the intended care provision.

## **5. Proposal Description**

The proposal seeks full planning permission for the change of use of the existing residential dwelling (Use Class C3) at 10 Landos Road, Manchester, M40 7HY to a children's residential care home (Use Class C2). The proposed care home will provide full-time residential care and accommodation for up to six children under the age of 18, who are unable to live with their birth families due to complex needs, including learning disabilities, autism, behavioural challenges, and mental health vulnerabilities.

The service will be operated by Manchester Blissful Homes Ltd, a specialist provider of therapeutic and trauma-informed care services for children and young people in need of stable, high-support placements.

The home will operate 24 hours a day, 7 days a week, with staffing provided on a rotational shift basis. No staff will live at the property on a permanent basis. Instead, trained carers will work structured shifts, ensuring consistent and responsive support throughout the day and night.

Typical staff shifts will operate as follows:

- Day shift: 08:00 – 21:30
- Night shift: 21:00 – 08:30

At any given time, there will be a minimum of four staff members on duty, though this may increase depending on the assessed needs of the children. Staffing ratios will be tailored to each placement, ranging from 1:1 to 3:1 support, in line with care plans, risk assessments, and statutory requirements. Dedicated staff and

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management office space will be located on the ground floor to support shift handovers, supervision, and confidential administration.

The property, arranged over three floors, will be adapted to provide a safe, functional, and therapeutic environment suitable for children's residential care. The internal configuration allows for the following:

- Six private bedrooms for children (four on the first floor, two on the second floor)
- One staff office
- One managers' office
- Communal lounge/living room
- Large kitchen/dining room
- Family bathroom and multiple en-suites
- Additional shower/wet room
- Private rear garden for outdoor play and therapeutic use

All internal rooms will be furnished to a high domestic standard, in line with Ofsted's national minimum standards for children's residential care, ensuring each child has access to private, comfortable, and nurturing accommodation. The home environment will be designed to promote dignity, stability, and emotional safety, reflecting the principles of child-centred care and domestic homeliness.

The proposed use will not involve any external alterations to the property or changes to the existing access arrangements. The residential appearance and character of the building will therefore be retained, ensuring the home integrates seamlessly within the surrounding neighbourhood.

## **6. Design Justification**

The proposal involves no external alterations to the existing building at 10 Landos Road, Manchester, M40 7HY. The scale, form, and overall appearance of the property will remain entirely unchanged, thereby preserving its visual harmony with the surrounding residential environment. The existing character of the street — a mixture of well-maintained family homes — will remain intact.

The proposed children's care home has been intentionally designed to replicate the atmosphere and functioning of a typical domestic family home, aligning with national standards for children's residential care and reflecting the expectations of the wider community. The aim is to integrate the use seamlessly into the neighbourhood, avoiding any institutional appearance or operational disruption.

The internal layout has been thoughtfully considered to provide:

- A clear balance between homeliness and safety, allowing for appropriate supervision while maintaining children's dignity and privacy.
- Designated therapeutic spaces, including calm, communal areas for emotional regulation and social interaction.
- Distinct zoning between staff functions and child-focused living areas.

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- Full compliance with Ofsted guidance and the Children's Homes (England) Regulations 2015.

Only minor internal adaptations will be made to accommodate the care model. These changes are non-structural, fully reversible, and will not impact the external appearance or structural integrity of the building. These include:

- Establishing a dedicated staff office and a separate manager's office on the ground floor to facilitate shift handovers, confidential record-keeping, and operational oversight.
- Installation of simple, non-invasive monitoring devices (e.g., soft door sensors), if required by individual care plans and only with appropriate consent and regulatory approval.
- General furnishing and layout adaptations to meet the needs of six children and rotating support staff in a homely setting.

No extensions, alterations to windows or doors, or changes to access points are proposed.

The care home will be furnished and decorated to a high domestic standard, in keeping with the principles of warmth, comfort, and emotional wellbeing. Each child will be encouraged to personalise their bedroom, allowing them to express identity, feel secure, and develop a sense of ownership over their living space.

Shared areas such as the large communal lounge and kitchen/dining room will be arranged in a child-friendly and accessible manner, suitable for informal family-style routines, group meals, and therapeutic engagement.

The rear garden will remain available for outdoor recreation, including free play and structured activities. To protect both the children and neighbouring amenity, the garden is already enclosed with fencing and will be maintained to a safe standard. No additional outdoor structures or play equipment are proposed at this time, in order to preserve the visual and acoustic character of the surrounding area.

## **7. Access Considerations**

The property at 10 Landos Road benefits from a substantial private driveway, capable of accommodating three vehicles off-road. This level of provision is more than adequate to meet the needs of both staff working on a shift basis and residents who may have access to their own vehicles as part of their care plans and growing independence. By ensuring all vehicles are contained within the curtilage of the property, the proposal avoids reliance on on-street parking and prevents any adverse impact on neighbouring amenity.

Staff changeovers will be carefully managed through staggered shift patterns, typically taking place between 08:00–08:30 and 21:00–21:30. These times fall outside the peak commuter periods, reducing any potential for conflict with local traffic flows. Visitors such as social workers, health professionals, or Ofsted inspectors will attend the home on a pre-arranged appointment basis, ensuring vehicle numbers remain consistent and controlled at all times.

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The presence of a large driveway means that the home can safely and sustainably accommodate a combination of staff cars, resident vehicles, and occasional visitor parking without congestion. This provision also enables supervised driving lessons or independent travel for older young people, which is an important step towards independence and life skills development.

In addition to the on-site facilities, the surrounding streets do provide further on-street parking capacity if ever required in exceptional circumstances. However, the ample driveway space ensures that day-to-day operations will be fully self-contained.

The site is also well-connected to local public transport, with bus services within walking distance providing access to Manchester city centre, schools, healthcare services, and wider community amenities. This further reduces reliance on private vehicles and supports a balanced, sustainable approach to transport.

Overall, the dedicated on-site parking for three vehicles ensures that the home can operate effectively while safeguarding residential amenity and maintaining safe, uncongested road conditions in the surrounding area.

## **8. Use Justification**

### **Understanding the Difference Between C3 and C2 Use Classes**

The distinction between Use Class C3 (Dwelling House) and C2 (Residential Institution) lies primarily in the level of care and supervision provided, not simply the number of residents or the physical layout of the property. A property used to house unrelated individuals under full-time care and supervision, particularly vulnerable children, constitutes a residential institution under Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

This application clearly falls within Use Class C2 for the following reasons:

- The children residing at the home will be placed by the local authority or other public bodies under care orders or similar statutory arrangements.
- They will be cared for by trained staff employed by Manchester Blissful Homes Ltd, a specialist children's care provider.
- 24-hour care and supervision will be delivered on a structured staff rota, including overnight staff presence, with no permanent staff residence.
- The home will operate under strict regulatory oversight, being subject to the Children's Homes (England) Regulations 2015 and Ofsted registration and inspection.

The function of the property will not be that of a general household or shared accommodation, but of a specialist therapeutic setting offering residential care tailored to the emotional, psychological, and developmental needs of children and young people.

### **Precedents and Case Law**

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There is well-established planning precedent and case law supporting the classification of small-scale children's homes as falling within Use Class C2. Notably, in *R (Suffolk Coastal District Council) v Secretary of State for Communities and Local Government* [2011], the High Court confirmed that the provision of care is the determining factor, not the appearance of the home or the number of residents.

Across the UK, including within Manchester and the wider North West region, many similar small-scale children's homes have been granted permission under Class C2 where:

- The care provided is continuous and professional in nature.
- Residents are vulnerable individuals who cannot live independently.
- The model of care involves tailored staffing ratios and therapeutic support.

The proposal at 10 Landos Road reflects these precedents, offering a therapeutic, non-institutional environment consistent with both statutory definitions and planning interpretation of C2 use.

### Residential Character Retention

Crucially, the proposed use will preserve the residential character of both the property and the wider neighbourhood. The home will look, feel, and function like any other family dwelling, with no institutional signage, external alterations, or operational disruption to neighbouring properties.

The children will attend local schools, access nearby healthcare, and participate in community and leisure activities in the same way as any other children. The number of children will be limited to six, and there will be no permanent staff accommodation on site, ensuring that the property retains its domestic character and remains in harmony with the local residential setting.

Manchester Blissful Homes Ltd is committed to operating therapeutic homes that promote stability, emotional security, and community integration, without generating increased traffic, noise, or anti-social behaviour. The care model is deliberately non-intrusive, fully regulated, and designed to blend into a standard family housing environment, not to operate as a business premises, institution, or high-turnover setting.

For these reasons, the change of use from Class C3 to Class C2 is both lawful and appropriate, and represents a positive, sustainable re-use of an existing residential property in line with national planning policy and the urgent local need for high-quality children's placements.

## **9. Planning Policy Context**

### **National and Local Planning Policy Framework**

This section outlines the relevant national and local planning policy framework and demonstrates how the proposal aligns with strategic objectives and policy requirements.

#### **National Planning Policy Framework (NPPF, 2024)**

The following provisions of the NPPF support the proposed change of use:

- Paragraph 62: Promotes a wide choice of quality homes to meet diverse community needs, including those with specific care requirements.
- Paragraph 93: Encourages development that fosters healthy, inclusive, and safe communities by providing access to social infrastructure.
- Paragraph 119: Supports efficient use of existing buildings to meet community needs.
- Paragraph 130: Requires developments to create safe, accessible, and inclusive environments.

The change of use delivers these NPPF objectives by providing a specialist residential care home in a domestic setting, supporting vulnerable children, fostering community inclusion, and making sustainable use of an existing residential property.

#### **Manchester Local Plan (Core Strategy 2012 – and emerging Local Plan 2025)**

Manchester's adopted Core Strategy and draft Local Plan provide the strategic context. The following policies are directly relevant to this proposal:

- Policy SP1 – Spatial Principles: Development should contribute to creating neighbourhoods that are sustainable, accessible, and inclusive.
- Policy H8 – Housing for People with Additional Support Needs: Supports accommodation for vulnerable groups, including children in care, where it meets identified local need.
- Policy DM1 – Development Management: Requires proposals to respect residential character, protect amenity, and ensure appropriate servicing, parking, and access.
- Policy EN9 – Green Infrastructure: Seeks to retain and enhance garden spaces and ensure residential environments contribute to health and wellbeing.
- Policy EN4 – Sustainable Development: Encourages efficient re-use of existing buildings and minimisation of environmental impacts.

The proposal complies with these policies by:

1. Reusing an existing residential building with no external alterations, thereby preserving character (SP1, DM1).
2. Meeting an identified need for children's placements in Manchester, directly supporting local commissioning strategies (H8).

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3. Maintaining residential amenity with traffic, parking, and noise impacts comparable to a family dwelling (DM1).
4. Retaining garden and green space, supporting therapeutic outdoor activities and biodiversity (EN9).
5. Operating sustainably, making efficient use of existing infrastructure and reducing pressure on new-build housing demand (EN4).

**Manchester City Council Corporate Plan (2023–2027)**

The Council Plan sets clear priorities relevant to the proposal:

- **Healthy and Caring Manchester:** Ensuring all children have the best start in life and access to supportive, inclusive environments.
- **Thriving Neighbourhoods:** Promoting safe, resilient, and well-integrated communities.
- **Zero Carbon Manchester:** Encouraging efficient use of resources and sustainable development practices.

This proposal directly supports these objectives by providing a safe and nurturing home for children with complex needs in a domestic setting, helping them remain within their local community and close to education, health, and cultural opportunities.

The proposed change of use from a C3 dwelling house to a C2 children's home also complies with Places for Everyone (PfE) by supporting Greater Manchester's housing delivery targets of 165,000 homes over the plan period, including provision for vulnerable groups through inclusive and adaptable residential institutions (Policies JP-H 1 and JP-H 2).

It promotes sustainable development in accessible locations near public transport hubs (Objective 2), enhances social infrastructure and health/wellbeing outcomes (Objective 9), and ensures no adverse impact on local amenities or green infrastructure, aligning with brownfield reuse priorities and net zero carbon goals (Section 4.10, Objective 8).

**Conclusion**

The proposed change of use from C3 (Dwelling House) to C2 (Children's Residential Care Home) at 10 Landos Road is fully consistent with the NPPF, Manchester's Core Strategy, and the Council's Corporate Plan. It promotes sustainable development, addresses critical social infrastructure needs, preserves neighbourhood character, and contributes positively to the city's priorities for children and families.

## **10. Need for the service**

The national picture of children's residential care in England highlights a growing crisis in placement availability, regulation, and quality. One of the most pressing challenges facing local authorities and Integrated Care Boards (ICBs) is the shortage of suitable, regulated placements for children with complex needs, particularly those requiring therapeutic or trauma-informed support. In many cases, this lack of provision forces commissioning teams to place vulnerable children in unregulated settings, often far from their local area, where there is limited oversight, reduced stability, and insufficient access to support services.

According to recent national data, over 700 children were housed in unregistered homes in a single year, often as a last resort due to a lack of available regulated placements. These unregulated arrangements typically lack consistent staffing, therapeutic input, and long-term stability—factors that are critical for children who have experienced trauma, abuse, or neglect. Such placements often result in poor outcomes for children and can be more costly for local authorities due to the need for additional monitoring and support.

The proposed children's home at 10 Landos Road, Manchester, operated by Manchester Blissful Homes Ltd, directly addresses these concerns by offering a fully regulated, Ofsted-registered residential service. The home will provide therapeutic, consistent, and high-quality care for up to six children under the age of 18 within a stable, domestic-style setting that mirrors the rhythm of family life. The service is specifically designed to meet the complex needs of young people in care, while maintaining a strong emphasis on community integration, safety, and emotional security.

Crucially, Manchester Blissful Homes Ltd is committed to supporting Manchester City Council's children's commissioning teams, as well as local NHS ICB partners, by offering a local solution for local children. We recognise the importance of enabling children who are looked after to remain within their own communities, close to familiar schools, health services, cultural settings, and family members (where appropriate). Being uprooted and placed in unfamiliar areas can disrupt therapeutic progress, interrupt education, and increase feelings of abandonment and distress. By maintaining placements within Manchester for children who are from Manchester, our service promotes continuity of care, identity, and belonging—all of which are essential for achieving long-term positive outcomes.

Moreover, this localised care model reduces both the financial and logistical pressures on the local authority and NHS ICBs, who currently face substantial expenditure on out-of-area or emergency placements. The provision at Landos Road enables commissioners to plan with greater certainty, knowing that a stable, trauma-informed, fully compliant home is available within their own footprint.

This proposal is not simply about the change of use of a property—it is about meeting a critical local need in a way that is sustainable, ethical, and child-focused. It offers Manchester a high-quality, community-based solution that supports long-term placement stability, while aligning with national and regional aims to reduce reliance on unregulated care and improve the outcomes for our most vulnerable young people.

## 11. Operational Management Plan

This section outlines how the home at 10 Landos Road, Manchester, M40 7HY, will be operated on a day-to-day basis to ensure the safety, stability, and wellbeing of the children placed there, while also ensuring respectful integration into the local community. The home will be regulated by Ofsted and will fully comply with the Children's Homes (England) Regulations 2015.

### Staffing and Supervision

The home will be staffed 24 hours a day, 7 days a week, by a consistent team of trained residential care staff employed directly by Manchester Blissful Homes Ltd. A carefully managed rotational shift pattern will ensure appropriate supervision, staff continuity, and consistent routines. Typical shifts will operate as follows:

- Day Shift: 08:00 – 21:30
- Night Shift (Waking): 21:00 – 08:30 (with waking night staff, no sleeping provision)

There will always be a minimum of four staff on-site at any one time, with staffing levels adjusted depending on the assessed needs and risk levels of the children. Staffing ratios will be tailored individually, ranging from 1:1 to 2:1 support where required. Daily handover meetings will take place between shifts, ensuring that safeguarding logs, incident reports, and child-specific risk assessments are reviewed and updated regularly.

The home will have a dedicated Registered Manager, supported by a Deputy Manager and senior staff team, who will oversee daily operations, regulatory compliance, quality assurance, and staff supervision.

### Staff Training and Safeguarding

All staff employed by Manchester Blissful Homes Ltd will be recruited through a rigorous safer recruitment process, including:

- Enhanced DBS checks
- Verified references and full employment history
- Competency-based interviews with scenario assessments

Before working directly with children, each staff member will complete a structured induction and mandatory training, covering:

- Safeguarding and child protection (Level 3)
- Positive Behaviour Support (PBS) and Restraint Reduction Network-compliant behaviour management
- First Aid, fire safety, and medication administration
- Autism, learning disabilities, and mental health awareness
- De-escalation techniques and reflective practice
- Children's rights, trauma-informed care, and attachment theory

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Ongoing professional development will be supported through monthly reflective practice sessions, regular supervision, and annual appraisals, ensuring the team remains skilled, resilient, and up to date with best practice.

**Children's Daily Routines and Community Integration**

Each child will follow an individualised care plan and structured routine designed to promote stability, emotional security, and predictability. Daily routines will typically include:

- Attendance at either mainstream or specialist schools, depending on assessed needs
- Engagement in extracurricular activities such as local sports clubs, youth groups, or creative programmes
- Weekly keywork sessions, therapeutic interventions, and life skills development
- Contact with family, friends, advocates, or guardians (where appropriate), facilitated in line with care plans and safeguarding requirements

Children will be supported to integrate positively into the local Manchester community, learning how to respect neighbours, manage personal boundaries, and participate in community life. Staff will facilitate trips, cultural experiences, and recreational activities to promote wellbeing and inclusion.

**Visitor Management**

To ensure safety and minimise disruption, the home will operate a strict visitor policy. Visitors will be permitted by appointment only and include:

- Social workers, independent visitors, and Guardians ad Litem
- Family members (subject to care plan arrangements and local authority approval)
- Ofsted inspectors and professionals such as therapists, educational advisors, or commissioners
- Contractors for essential maintenance

All visitors will be logged, supervised, and confined to appropriate areas of the home. There will be no public or commercial access to the property.

**Emergency Procedures and Risk Management**

The home will operate under a robust system of emergency planning and risk management, including:

- Comprehensive fire risk assessments and evacuation drills in accordance with statutory requirements
- First aid kits and medical emergency protocols
- Clear absconion procedures with individualised risk assessments and liaison with safeguarding partners
- Immediate and transparent reporting pathways for safeguarding disclosures, allegations, or complaints

A live risk register will be maintained by the Registered Manager, reviewed weekly, and updated after any significant incident or change in a child's circumstances. Staff

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will receive scenario-based training to ensure preparedness in dealing with emergencies safely and effectively.

## **12. Safeguarding and Wellbeing**

At Manchester Blissful Homes Ltd, safeguarding and the emotional, physical, and psychological wellbeing of children are embedded at the heart of the organisation's ethos. The home at 10 Landos Road, Manchester, M40 7HY, is designed to provide more than just a safe place to live; it will create a stable, nurturing, and therapeutic environment where children can begin to heal, build trust, and develop.

### **Safeguarding Framework**

The home will operate under a clear and robust safeguarding framework, fully compliant with Working Together to Safeguard Children (2018), Keeping Children Safe in Education, and the Children's Homes (England) Regulations 2015. A Designated Safeguarding Lead (DSL), trained to at least Level 3 in safeguarding, will be appointed to oversee all safeguarding matters, liaise with external agencies, and ensure immediate responses to any disclosures, allegations, or concerns.

All staff will undertake mandatory safeguarding training as part of their induction, covering topics such as recognising abuse, safe reporting procedures, whistleblowing, and responding appropriately to disclosures. This training will be refreshed regularly and reinforced through internal audits and supervision. To reflect modern risks, additional training modules will include online safety, contextual safeguarding, and child exploitation awareness.

Every child admitted to the home will have an individualised risk assessment and care plan, created on admission and reviewed regularly with input from the child, their placing authority, and other professionals. These documents will guide staff practice, identify known and emerging risks, and establish strategies for managing behaviour, emotional regulation, and communication needs.

Staff will be trained to recognise early signs of distress, understand trauma-related behaviours, and escalate safeguarding concerns swiftly. Concerns will be reported internally and, where necessary, referred to the Local Authority Designated Officer (LADO) or Multi-Agency Safeguarding Hub (MASH). All incidents will be logged in line with Ofsted requirements, ensuring full transparency and accountability.

### **Emotional and Therapeutic Support**

Manchester Blissful Homes Ltd operates a trauma-informed, person-centred model of care, with children's emotional and psychological wellbeing as a priority. Each child will have a dedicated keyworker who will provide consistent one-to-one support, emotional check-ins, and structured activities designed to build trust, confidence, and identity.

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Where appropriate, children will have access to clinical therapeutic support, including psychologists, counsellors, or occupational therapists, either through NHS services or private providers commissioned in consultation with the placing authority. Staff will work in partnership with professionals to embed therapeutic recommendations into everyday care and routines.

The home itself will be maintained as a calm, safe, and domestic environment, with predictable routines that offer security and consistency. The design will include soft furnishings, sensory materials, and quiet spaces where children can regulate their emotions safely.

Above all, Manchester Blissful Homes Ltd is committed to ensuring that respect, dignity, and emotional containment are at the centre of all care practices. The goal is to support each child to feel seen, heard, and valued, while also helping them develop resilience, emotional regulation, and long-term confidence in building relationships and managing challenges.

### **13. Parking, Transport and Highways.**

#### **Parking Provision**

The property at 10 Landos Road benefits from a large private driveway capable of accommodating three vehicles off-road, providing sufficient parking capacity for the proposed children's care home. This provision comfortably supports the staffing model, where a minimum of four staff members will typically be on-site at any given time, depending on the assessed needs and ratios of the children in placement.

Staff arrivals and departures will be staggered through structured shift patterns, reducing the likelihood of congestion or excessive demand for on-site spaces. In addition to the driveway, there is ample unrestricted on-street parking available along Landos Road and surrounding residential streets, which can be used occasionally by visiting professionals such as social workers, therapists, or Ofsted inspectors.

Children placed at the home will not have access to private vehicles, ensuring that no additional residential parking demand is generated. A clear visitor management protocol will be implemented to ensure all visits are pre-arranged, discreet, and appropriately managed to minimise disruption to neighbours.

There will be Parking Scheme in the area due to be implemented in 2026 and based on proposed drawings, there would be 90-minute parking bays for visitors dedicated on Landos Road. These bays can help in case there is any unexpected visit.

#### **Impact on Highways**

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No changes are proposed to the existing vehicular or pedestrian access arrangements. The property is currently in residential use and, as such, is already accustomed to a level of comings and goings consistent with family living. The change of use to a children's residential care home (Use Class C2) is not anticipated to materially increase traffic movements.

Vehicular activity associated with the home will remain low in intensity, limited primarily to staff arrivals and departures, occasional visits from professionals, and school transport for children where required. Staff shift handovers will occur at 08:00–08:30 and 21:00–21:30, helping to avoid peak commuter periods and reducing potential pressure on the local highway network.

There will be no commercial vehicles, regular deliveries, or public access to the site. As such, the traffic impact is comparable to that of a typical medium-sized family dwelling and poses no risk to local highway safety or capacity.

This approach aligns with Manchester City Council's Local Plan transport objectives, which encourage developments to make efficient use of existing infrastructure, avoid unnecessary reliance on new parking provision, and minimise transport impacts on surrounding communities.

#### Public Transport Accessibility

The site is located in a well-connected urban area of Manchester, benefitting from regular and reliable public transport links. Bus services operate within a short walking distance of Landos Road, offering direct connections to Manchester city centre, local schools, healthcare services, and leisure facilities. Manchester Victoria and Manchester Piccadilly railway stations are also accessible within a short drive or bus journey, further enhancing connectivity.

This high level of accessibility supports:

- Staff commuting from across Manchester and surrounding boroughs
- Children's access to mainstream and specialist schools, health appointments, and community activities
- Social integration, allowing children to participate in local clubs, sports, and cultural events

Where appropriate, children will be supported to use public transport or local authority-arranged transport services to promote independence and reduce reliance on private vehicles.

## **14. Noise and Disturbance Assessment**

### **Likelihood of Disturbance**

The proposed children's residential care home at 10 Landos Road, Manchester (M40 7HY) will provide accommodation for up to six children under the age of 18 at any one time. Staffing ratios will vary depending on each child's individual needs—ranging from 1:1 to 2:1 in some cases—but the overall occupancy and daily activity levels will remain broadly comparable to those of a larger family household. As such, the property is not expected to generate unusual or excessive levels of noise.

The home will operate within a structured, therapeutic framework that prioritises calm routines, stability, and emotional regulation. Staff are fully trained in trauma-informed practice, de-escalation techniques, and conflict resolution, which significantly reduces the likelihood of noise disturbances or disruptive behaviour. Children will be supported to respect boundaries, manage emotions appropriately, and engage in constructive social conduct—both within the home and in the wider Manchester community.

### **Mitigation Measures**

The home will be fully regulated by Ofsted, whose inspection framework includes specific consideration of community impact. This provides external reassurance that the home will maintain consistently high standards of behaviour management and professional practice.

Staff will provide 24/7 supervision, maintaining a constant presence in shared living areas to ensure that noise levels remain appropriately managed. The use of the rear garden will always be supervised, with quiet hours observed in the evenings and early mornings. The home will not host large outdoor gatherings, play loud music, or permit unsupervised activities that could disturb neighbours.

Practical measures such as soft furnishings, carpets, and internal door linings will help reduce internal noise and maintain a calm, homely environment. Additionally, all care plans will contain individualised behavioural strategies, ensuring that any child with heightened emotional or behavioural needs receives enhanced supervision and therapeutic input to minimise the risk of escalation.

Moreover, further works have already been undertaken to soundproof the house from adjoining neighbour side thus adding to the continued enjoyment of residential amenity of the neighbouring dwelling house.

### **Community Engagement**

Manchester Blissful Homes Ltd is committed to being a good neighbour and maintaining respectful, positive relationships within the community. Neighbours will

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be provided with a dedicated contact number and email for the Registered Manager, enabling open communication and swift resolution of any concerns.

The goal is zero disruption and seamless community integration. Children will be supported to understand their role as respectful members of the neighbourhood, engaging positively with local residents, services, and amenities. By embedding children into the rhythms of local community life, the home aims to strengthen social cohesion while offering a stable, supportive environment for vulnerable young people.

## **15. Fire Safety and Security Measures**

Fire safety is a fundamental priority for Manchester Blissful Homes Ltd, and the property at 10 Landos Road has already been fitted to a high standard in line with statutory fire safety requirements. The home is equipped with a full L1 fire alarm system in accordance with BS 5839, providing automatic fire detection throughout all areas of the property. This system ensures maximum early warning by covering all circulation spaces, bedrooms, communal rooms, and ancillary areas.

All fire doors have been installed and are fully compliant, providing effective compartmentalisation and safe escape routes. The property also benefits from emergency lighting and appropriate signage, ensuring that all escape routes are clearly visible and accessible in the event of an emergency. These systems are maintained on a scheduled basis by competent contractors, with records kept for inspection by Ofsted, the Fire Authority, and local regulators.

Prior to the admission of children, a comprehensive Fire Risk Assessment will be carried out by a competent professional in accordance with the Regulatory Reform (Fire Safety) Order 2005 and guidance from the National Fire Chiefs Council (NFCC) for children's residential care. The assessment will be reviewed annually, or sooner if any material changes are made to the property or its use.

All staff will receive mandatory fire safety training as part of their induction and ongoing development. This includes safe evacuation procedures, the use of fire-fighting equipment, and supporting children—particularly those with autism, sensory needs, or mobility issues—in an emergency situation. Regular fire drills will be undertaken and recorded, with adaptations made where required to suit the specific vulnerabilities and anxieties of individual children.

In terms of fire safety and broader health and safety provision, the property is already in a high state of readiness, requiring no major alterations. Manchester Blissful Homes Ltd will ensure these robust systems are continually maintained to safeguard the wellbeing of children, staff, and visitors.

## Security Measures

In addition to fire safety, the home will be equipped with appropriate security systems to protect residents and staff while maintaining a welcoming, non-institutional environment. The front and rear access points will be fitted with secure, tamper-proof locks, and the rear garden is fully enclosed with fencing, clearly demarcating boundaries to prevent unauthorised access or accidental exit.

All visitors will be signed in and out, with identification verified, ensuring strict control over who enters the premises. Staff will be trained to manage entry and exit safely, balancing professional boundaries and safeguarding responsibilities with the need for a calm and homely atmosphere.

These combined fire safety and security measures provide a comprehensive and ready-to-go foundation for the home's safe operation, ensuring compliance with all relevant legislation and best practice guidance while delivering a secure, therapeutic, and child-centred environment.

## 16. Neighbourhood Integration Strategy

### Good Neighbour Policy

Manchester Blissful Homes Ltd is committed to maintaining a positive, respectful, and unobtrusive presence within the local community at 10 Landos Road, Manchester. A proactive Good Neighbour Policy will be in place to ensure strong communication, transparency, and mutual respect with nearby residents.

A named contact person—typically the Registered Manager—will be designated for the home. Their contact details will be shared with neighbouring households so that any concerns or queries can be raised quickly and directly. This open-door approach encourages constructive dialogue, promotes trust, and ensures that any issues are resolved swiftly and sensitively.

The leadership team will actively monitor the home's impact on the neighbourhood, reviewing feedback and making any necessary adjustments to ensure the property continues to sit harmoniously within the community. Staff will also work with the children to reinforce community expectations, such as respecting noise levels, using appropriate communication, and maintaining considerate behaviour in shared outdoor spaces. The importance of positive neighbourly relationships will form part of the children's learning and social development.

### Community Engagement

Children placed at 10 Landos Road will be encouraged to participate fully in local life, developing their independence and sense of belonging. They will attend mainstream or specialist schools within Manchester, supported as needed by staff to ensure consistent attendance and positive engagement. In addition, children may join local youth groups, sports clubs, or creative arts programmes, helping them to build peer networks and strengthen social confidence.

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Where suitable, Manchester Blissful Homes Ltd may also contribute to community initiatives or attend local forums to demonstrate transparency and foster inclusive care practices. Staff are trained to embed values of inclusion, neighbourliness, and respect into everyday routines, modelling positive behaviours for the children and supporting their integration into the local area.

The overarching aim is for the home to operate seamlessly as a family-style residence, with minimal disruption and maximum positive integration into the community.

## **17. Waste Management**

### **Effective Waste Management**

#### **Effective Waste Management**

Effective waste management is essential for maintaining a safe, hygienic, and neighbourly residential environment. At 10 Landos Road, Manchester, Manchester Blissful Homes Ltd will ensure that all waste is managed in accordance with public health standards, Manchester City Council's waste collection requirements, and the operational needs of a regulated children's care home.

#### **Waste Provision**

As the property is operated as a business, commercial waste collection services will be utilised. Provision will be made for:

- **1 x 240L general waste bin**
- **1 x 660L recyclable waste bin**

These bins will be collected on a weekly basis or through ad-hoc collection arrangements, depending on operational needs.

#### **Storage and Collection**

All refuse will be securely stored in appropriate wheelie bins, located discreetly at the side or rear of the property, out of public view. Bins will only be presented at the kerbside on designated collection days and will be promptly returned to their storage area. This will ensure that pavements remain unobstructed and the external appearance of the street is not adversely impacted.

#### **Clinical and Confidential Waste**

The day-to-day operation of the home does not involve routine medical procedures, so clinical waste is not expected. However, should the need arise (e.g. safe disposal of sharps such as EpiPens or specialist medications), Manchester Blissful Homes Ltd will comply strictly with NHS and Care Quality Commission (CQC) requirements, using locked sharps bins and approved waste contractors where necessary.

Confidential materials, such as safeguarding records and case notes, will be stored securely on-site in locked cabinets. Disposal will be carried out via shredding or secure digital deletion in compliance with GDPR and the Data Protection Act 2018.

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**Staff Training**

All staff will receive training in:

- Safe handling and disposal of household waste
- Manchester City Council's recycling and waste requirements
- Hygiene and cleanliness standards for waste areas
- Secure disposal of confidential and safeguarding-related records

This ensures waste management is carried out consistently, responsibly, and to a high standard, protecting both the children in care and the wider neighbourhood environment.

Manchester Blissful Homes Ltd will maintain the property so it is visually and functionally indistinguishable from any other well-kept family home, supporting positive integration within the community.

## **18. Staffing Details**

**Staffing**

Staffing is central to the delivery of safe, high-quality, and therapeutic care at 10 Landos Road. The home, operated by Manchester Blissful Homes Ltd, will implement a robust and professional staffing structure to ensure consistent support, compliance with regulations, and the creation of a nurturing environment tailored to the needs of each child.

**Staffing Structure**

- Registered Manager (Full-Time): Responsible for the overall running of the home, ensuring compliance with the Children's Homes (England) Regulations 2015 and Ofsted standards. The manager will oversee safeguarding, quality assurance, health and safety, staff supervision, and direct engagement with families and professionals.
- Care Support Workers (Minimum of 6 Staff on Rota): Deliver continuous, round-the-clock care. Their duties include:
  - o Supporting morning and evening routines
  - o Providing consistent emotional and behavioural support
  - o Facilitating attendance at education, health, and therapeutic appointments
  - o Preparing meals and encouraging life skills and independence
  - o Promoting positive daily structures, routines, and integration into the local community

The staffing model is dynamic and responsive to children's needs, allowing for ratios of 1:1, 2:1, or 3:1 depending on the complexity of each placement.

**Shift Patterns**

- Day Shift: 08:00 – 21:30
- Night Shift (Waking): 21:00 – 08:30

At least two staff members will be present at all times, with three or more staff on duty during key transitional periods (such as mornings, mealtimes, and bedtime). Staff do not sleep on site but remain awake and alert throughout the night to

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maintain safety and provide consistent support. Shift handovers will be professionally managed with full safeguarding reviews and updates to records.

**Staff Qualifications and Vetting**

All staff members will:

- Hold or be working toward the Level 3 Diploma in Residential Childcare (or equivalent)
- Complete a full induction programme prior to working directly with children
- Receive training in:
  - o Safeguarding (including contextual and peer-on-peer abuse)
  - o First Aid and Safe Administration of Medication
  - o Fire Safety and Emergency Procedures
  - o Autism and Learning Disabilities
  - o Mental Health Awareness
  - o Positive Behaviour Support (PBS) and de-escalation

Every employee is subject to Enhanced DBS checks, thorough reference verification, and competency-based interviews. Ongoing supervision, reflective practice, professional development, and team meetings ensure a consistently high standard of care.

**Multi-Agency Support**

Children will also benefit from tailored support provided by external professionals, including:

- Social Workers (oversight, planning, and statutory reviews)
- Education Support Officers (monitoring attendance and educational progress)
- Therapists and Clinical Psychologists (where required by the care plan)
- Independent Visitors and Advocates
- Ofsted Inspectors (ongoing monitoring and regulation)

Staffing provision at Manchester Blissful Homes Ltd is carefully aligned with individual placement plans, ensuring each child receives personalised, trauma-informed care in line with statutory guidance and best practice.

## **19. Child Welfare and Quality of Life**

### **Welfare, Safety, and Quality of Life**

At Manchester Blissful Homes Ltd, the welfare, safety, and quality of life of every child placed at 10 Landos Road form the foundation of our care model. We are committed to providing a stable, nurturing, and therapeutic home environment where children with learning disabilities and associated needs are supported to live happy, secure, and fulfilling lives.

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### **Living Environment**

Each child will be provided with their own private bedroom, designed to reflect their preferences and sensory needs. Personalisation of rooms with familiar belongings, photos, and décor is actively encouraged, helping each child to feel at home and secure in their surroundings.

Communal spaces—including a spacious lounge, family-style kitchen-diner, and safe rear garden—are designed to replicate a warm, family home. These areas provide opportunities for shared activities, therapeutic engagement, and supervised play, while consistent routines create a sense of predictability, calmness, and reassurance for the children.

### **Personal Development and Quality of Life**

Our focus is on maximising quality of life and independence within each child's individual abilities. This includes:

- Supporting children to access specialist or mainstream education where appropriate, or tailored learning programmes that meet their developmental stage.
- Encouraging participation in structured hobbies, sensory activities, and community outings that promote inclusion, stimulation, and enjoyment.
- Helping children build daily living skills, such as meal preparation, self-care routines, and social interaction, adapted to their level of ability.

Each child will have an Individual Care Plan and an Education, Health and Care Plan (EHCP), reviewed regularly with parents, social workers, health professionals, and educational staff. These plans ensure that goals are realistic, person-centred, and focused on progress at the child's pace, however small.

### **Health, Mental, and Emotional Wellbeing**

The care model is trauma-informed, autism-friendly, and sensory-aware. This includes:

- Predictable daily routines to reduce anxiety and support emotional regulation.
- Keyworker sessions tailored to each child's communication style, offering opportunities for trust, self-expression, and relationship-building.
- Access to specialist therapies such as speech and language therapy, occupational therapy, psychology, or CAMHS, where appropriate.

All staff are trained to support children with learning disabilities, autism, and complex communication needs, ensuring that care is delivered with patience, empathy, and consistency. The home's environment is adapted with sensory-friendly spaces and quiet areas where children can retreat and feel safe.

### **Safety and Safeguarding**

Safety is paramount. Every child will have a comprehensive individual risk assessment, covering physical health, emotional wellbeing, behaviours, and safeguarding needs. These are regularly updated with input from families and professionals.

Staffing levels (typically 2:1 or higher) will ensure that children are closely supported at all times, both at home and in the community. All staff are fully trained in Positive

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Behaviour Support (PBS), safeguarding, and safe crisis management, ensuring children are kept safe while their dignity and rights are respected.

### Outcomes and Aspirations

The overall goal is not simply to provide care, but to enhance each child's quality of life. We measure success through outcomes such as:

- Increased emotional stability and comfort in daily life.
- Greater engagement in activities that bring enjoyment, stimulation, and social contact.
- Development of communication and self-expression, however simple or supported.
- Improved self-care and independence skills within each child's ability.
- Building trusting relationships with staff, peers, and, where possible, family members.

At Manchester Blissful Homes Ltd, we believe every child has the right to a safe, loving, and supportive home where their individuality is celebrated and their wellbeing prioritised. Our vision is to enable children with learning disabilities and complex needs to live meaningful, enriched lives within their community.

## **20. Community Consultation and Engagement**

Manchester Blissful Homes Ltd recognises that the success of a children's residential home relies not only on the quality of care delivered inside the home, but also on how effectively the service is integrated into the wider community. For this reason, a proactive approach has been adopted to engage with local stakeholders and professionals prior to the submission of this application.

### Professional Stakeholder Engagement

Discussions have been initiated with relevant professionals in Manchester's children's social care and commissioning teams, who have highlighted the urgent need for regulated, therapeutic residential placements for children with learning disabilities, autism, and associated needs. Feedback has consistently underlined the importance of:

- Increasing local availability of placements to reduce reliance on out-of-area provision.
- Ensuring that homes are trauma-informed, therapeutic, and inclusive in their approach.
- Creating opportunities for children to remain connected to their families, schools, and communities, which is vital to stability and wellbeing.

This engagement has confirmed that the proposed home at 10 Landos Road is aligned with Manchester City Council's commissioning strategies and the priorities of the Greater Manchester Integrated Care Board (ICB). The home's focus on providing small-scale, specialist care will contribute positively to the region's placement sufficiency and reduce pressure on local services.

### Neighbourhood Awareness and Goodwill

Alongside professional dialogue, Manchester Blissful Homes Ltd has committed to

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implementing a Good Neighbour Policy, which prioritises transparency, accountability, and respectful relationships with residents. While formal public consultation is not required for a development of this scale, the provider recognises the value of community reassurance.

A named Registered Manager will act as the first point of contact for neighbours, ensuring any concerns can be addressed promptly and constructively. Should planning permission be granted, the home will consider issuing a welcome letter or arranging an informal meet-and-greet session to introduce the home's ethos, safeguarding protocols, and points of contact. This approach ensures that the property is seen as a positive and stable part of the community, not as a source of disruption.

**Ongoing Collaboration**

Once operational, the home will continue to work in close partnership with:

- Local schools and educational settings (mainstream and specialist).
- NHS services and Child and Adolescent Mental Health Services (CAMHS).
- Voluntary, cultural, and community organisations in Manchester.
- Local safeguarding partners, including health, social care, and community safety teams.

This collaborative framework will ensure that children placed at 10 Landos Road are not only safeguarded, but are also included in community life in meaningful ways, building relationships, accessing opportunities, and enjoying the same sense of belonging as their peers.

## **21. Equality and Human Rights Considerations**

### **Equality and Human Rights Compliance**

Manchester Blissful Homes Ltd is fully committed to upholding the principles of the Equality Act 2010 and the Human Rights Act 1998 in both the design and day-to-day operation of the proposed children's residential care home at 10 Landos Road, Manchester (Use Class C2).

#### **Equality Act 2010**

The home will operate with full regard to the protected characteristics outlined in the Equality Act 2010, including: age, disability, gender reassignment, race, religion or belief, sex, and sexual orientation. Admissions policies will be entirely non-discriminatory, based solely on the assessed needs of each child, as determined by the placing authority, and in compliance with the Children's Homes (England) Regulations 2015.

As an inclusive provider, Manchester Blissful Homes Ltd welcomes children from all backgrounds. Care packages will be personalised to meet the diverse cultural, emotional, developmental, and social needs of each child. Staff receive comprehensive training on equality, diversity, and inclusion, with dedicated modules on:

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- Cultural competence and respect for different faiths and traditions
- Neurodiversity and learning disabilities
- Anti-discriminatory practice and unconscious bias awareness

This ensures that every child is valued, respected, and empowered in their journey.

**Human Rights Act 1998**

The home's operation will also be grounded in the Human Rights Act 1998, particularly the following articles:

- Article 8 – Right to respect for private and family life: Each child will be supported to maintain their dignity, privacy, and personal space. Bedrooms will be private, individually designed, and personalisation will be encouraged.
- Article 14 – Prohibition of discrimination: All decision-making processes and daily practices will be free from bias, ensuring that every child's rights are upheld irrespective of their background, identity, or circumstances.
- Article 2 – Right to life and Article 3 – Freedom from inhuman or degrading treatment: These core rights underpin the home's safeguarding framework, trauma-informed care model, and therapeutic ethos, ensuring that children are supported with compassion, respect, and dignity at all times.

**Inclusive Environment and Community Integration**

The design, furnishings, and routines within the home will ensure inclusivity for children with a variety of needs, including Autism, Learning Disabilities, and mental health conditions. Where required, reasonable adjustments will be made to accommodate specific needs—whether physical, sensory, or behavioural—ensuring that all children have equitable access to daily life and opportunities within the home.

Children will also be actively supported to access local services, amenities, and recreational activities, including schools, GP surgeries, leisure centres, parks, and community groups. This promotes meaningful community integration, reduces social isolation, and helps children build confidence and independence.

Manchester Blissful Homes Ltd's approach not only complies with all statutory obligations but also reflects a deep ethical commitment to equity, respect, and the best interests of the child in every aspect of its operation.

## **22. Environmental Sustainability Measures**

### **Environmental Sustainability**

Manchester Blissful Homes Ltd recognises the importance of environmental sustainability, both as a matter of best practice and as part of its ethical and social responsibility. While the proposed change of use at 10 Landos Road, Manchester (from Class C3 residential dwelling to Class C2 children's residential care home) involves no structural alterations to the property, the day-to-day operation of the home will incorporate practical, low-impact sustainability measures.

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These measures are designed to align with Manchester City Council's Climate Change Action Plan and the National Planning Policy Framework (NPPF, Paragraphs 152–158), which encourage developments to reduce carbon emissions, use resources efficiently, and contribute positively to environmental objectives.

By embedding sustainable practices into its operations—covering energy efficiency, waste management, sustainable travel, and education for children—the home will not only minimise its environmental impact but also encourage young people to develop lifelong awareness of responsible environmental behaviours.

**Energy Efficiency and Utilities**

- The property benefits from double-glazing and modern gas central heating, supporting efficient day-to-day operation.
- Energy-saving appliances, such as LED lighting, low-energy white goods, and timers on heating and lighting, will be installed throughout the home.
- Smart thermostats and regular servicing of the heating system will ensure optimal energy performance, minimising waste and lowering the carbon footprint.
- Staff will also support the children to understand and adopt energy-saving practices as part of their independent living and life skills development.

**Waste Reduction and Recycling**

- As outlined in the Waste Management section, the home will fully comply with Manchester City Council's domestic and commercial waste and recycling scheme.
- Staff and young people will be encouraged to reduce single-use plastics and separate household waste in line with council guidelines, including food waste collections where provided.
- Wherever practical, the home will use paperless systems for record-keeping and reporting, reducing reliance on printed documentation.

**Sustainable Transport**

- The property benefits from strong public transport links within walking distance, offering regular bus and Metrolink services across Manchester. Staff and children will make use of these services for school, appointments, and community activities wherever possible.
- Cycling and walking will be encouraged for local journeys, supporting both healthy lifestyles and sustainable travel.
- Parking provision on-site ensures staff vehicles are managed without impacting neighbouring streets, while reliance on public transport reduces the need for additional car use.

**Outdoor Environment and Biodiversity**

- The rear garden will be maintained as a green, therapeutic space, offering children access to safe outdoor activity and nature.
- The home will promote small-scale biodiversity enhancements, such as planting shrubs and flowers to attract pollinators and creating child-friendly gardening projects.
- No trees on the site are subject to Tree Preservation Orders (TPOs), and the property lies outside any conservation or heritage designation.

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**Education and Awareness**

- Environmental awareness will be built into the culture of the home, with children encouraged to participate in recycling, gardening, and discussions about sustainability.
- The Registered Manager will ensure that environmental practices are documented within internal policies and reviewed regularly to align with Manchester City Council's climate objectives.

By embedding these measures into daily practice, Manchester Blissful Homes Ltd will operate a service that is not only sustainable but also provides children with valuable life skills and awareness of environmental responsibility, contributing to local and national climate goals.

## **23. Wildlife and Biodiversity Support**

Manchester Blissful Homes Ltd is committed to ensuring that the operation of the proposed children's home at 10 Landos Road, Manchester, M40 7HY not only preserves the existing natural environment but actively enhances local biodiversity, in line with the National Planning Policy Framework (NPPF Paragraph 180) and Manchester City Council's environmental objectives.

**Existing Landscape**

The property benefits from a spacious rear garden with established lawned areas and boundary planting, providing a safe and therapeutic outdoor environment. This space already supports natural habitats for birds and insects. No trees are proposed for removal, and the garden will remain free from unnecessary development or artificial surfacing, ensuring its continued value as a green space.

**Enhancements and Habitat Support**

To improve biodiversity and ecological value, the following practical measures will be introduced:

- Bird boxes and insect hotels will be installed discreetly to encourage nesting and pollination.
- Native shrubs and flowering plants will be introduced, attracting pollinators and enhancing the visual quality of the garden.
- A child-friendly garden project will be developed as a therapeutic activity, enabling young people to take part in planting and maintaining flowers, herbs, and vegetables.
- The use of chemical pesticides and herbicides will be avoided, ensuring a safe and natural environment for wildlife and children alike.

**Educational and Therapeutic Value**

The outdoor space will also serve as an extension of the therapeutic model of care. Children will be supported to:

- Learn respect and appreciation for the natural world.
- Engage in sensory and seasonal gardening projects that support emotional regulation and life skills.
- Experience the mental and physical health benefits of safe, structured outdoor activity.

**Compliance and Long-Term Commitment**

Although the change of use does not require a formal ecological survey, Manchester

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Blissful Homes Ltd is committed to managing the outdoor space in line with Manchester's environmental priorities and best practice guidance. The Registered Manager will review biodiversity measures annually, ensuring that the garden remains a safe, therapeutic, and ecologically positive environment.

By embedding biodiversity support into both the operational model and children's development plans, the home will provide a garden that is not only safe and functional but also contributes to environmental sustainability and the wellbeing of its residents.

## **24. Summary and Planning Balance**

This planning application seeks consent for the change of use of 10 Landos Road, Manchester, from a residential dwelling (Use Class C3) to a six-bedroom children's residential care home (Use Class C2) operated by Manchester Blissful Homes Ltd. The proposed care home will accommodate up to six children under the age of 18 who are unable to live with their families due to complex needs, including learning disabilities, autism, behavioural challenges, and mental health vulnerabilities.

The proposal demonstrates clear compliance with the National Planning Policy Framework (2024) and the strategic aims of Manchester City Council, particularly in relation to providing inclusive, sustainable, and community-based care for vulnerable children and young people.

No external alterations are proposed, meaning the residential character of the property and surrounding area will be preserved. Levels of traffic, parking, and visual impact will remain comparable to those associated with a typical family home. The property will be staffed 24/7 by trained professionals, under the regulation of Ofsted and in full compliance with the Children's Homes (England) Regulations 2015.

This development responds directly to the urgent local and national need for high-quality, regulated residential placements. It will ensure children can remain within their communities, reducing reliance on out-of-area or unregulated settings, and in turn supporting better outcomes in education, health, and emotional wellbeing. By aligning with local commissioning priorities and Manchester's wider social care strategies, the home will also strengthen multi-agency working across the city.

In addition, the proposal commits to preserving and enhancing biodiversity, embedding sustainability measures, and operating within the principles of equality, inclusion, and human rights. Engagement with professionals and the adoption of a Good Neighbour Policy will ensure positive community integration and transparency from the outset.

On balance, the proposal represents a sustainable, socially responsible, and urgently needed development that makes effective use of an existing dwelling to meet critical care needs in Manchester. Approval of this application will

**Proposal for Change of Use: Residential Dwelling (C3)  
To Children's Residential Care Home (C2)**

enable Manchester Blissful Homes Ltd to deliver a nurturing, safe, and family-style environment for some of the city's most vulnerable children — in a way that is both appropriate and sustainable.