MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
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: 12

Suffix:

Property Name:

Address Line 1: Stoneacre Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M22 1BP

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

Easting (x): 382329

Northing (y): 386502

Description:

Applicant Details

Name/Company

Title

Mr

First name

Dave

Surname

Wood

Company Name

Arborvitae Care Services Ltd

Address

Address line 1

246 Europa Boulevard

Address line 2

Westbrook

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA5 7TN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Dave

Surname

Wood

Company Name

Arborvitae Care Services Ltd

Address

Address line 1

246 Europa Boulevard

Address line 2

Westbrook

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA5 7TN

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of Proposal

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

◯ Yes
⊘ No

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

⊘ Yes
◯ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The house will be used as a Children's Care Home providing care for 1 or 2 children with staff working on a rota basis, with a carer sleeping overnight and would not be materially different to that of a dwelling house.

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

Last known use = Dwelling House. Ceased on 01/12/2025

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

We need to change the use from (Class C3) to (Class C2) and although we know that we do not require planning permission from a planning perspective (as it falls under lawful development) but we do need a certificate of lawfulness to fulfil OFSTED regulations. The house will be used as a Children's Care Home providing care for 1 or 2 children with staff working on a rota basis, with a carer sleeping overnight and would not be materially different to that of a dwelling house. We already run two children's care homes that we applied successfully to change the use of from (Class C3) to (Class C2) and this new home will not be materially different to that of a dwelling house.

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.

C2 - Residential institutions

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

The house will be used as a Children's Care Home providing care for 1 or 2 children with staff working on a rota basis, with a carer sleeping overnight and would not be materially different to that of a dwelling house.

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
⊘ 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

Dave Wood

Date

11/01/2026

Amendments Summary

Provided details of how the children's home will be run in a domestic dwelling.
Removed planning advice that was specific to two other properties only.
Provide existing floor plans.