

PLANNING AND MANAGEMENT STATEMENT

22 RUSHBERRY AVE, MANCHESTER M40 0GL

DirC Architectural

13 RINGCROFT GARDENS, MANCHESTER M40 5GG

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Planning Statement and Management Statement

Change of Use from C3(b) to C2 (Residential Children's Care Home)

Address: 22 Rushberry Ave, Manchester M40 0GL

Applicant: Upwards Care Solutions Ltd.

1.1 Purpose of the Home

Upwards Care Solutions Ltd. will operate the property as a small residential children's home for one child aged 7 to 18 with autism, ADHD, and learning disabilities, registered under Ofsted categories for Emotional and Behavioural Difficulties (EBD) and Learning Disabilities (LD).

The home will provide 24-hour care and support within a safe, structured, and nurturing environment. Care will be tailored to each child's individual needs, with a strong emphasis on emotional wellbeing, routine, and positive outcomes. All staff will be trained in autism awareness, ADHD, communication strategies, trauma-informed practice, and positive behaviour support.

Planning permission is sought for a change of use from Use Class C3(b) to Use Class C2 (Residential Institution) to operate a small residential children's home accommodating for one child.

1.2 Existing Use and Baseline Activity

The application seeks permission to change the lawful use of the property from Class C3 (Dwellinghouse) to Class C2 (Residential Care Home for one child). The established C3 use permits unrestricted residential occupation and associated comings and goings typical of a dwelling, including visits from family and friends, health professionals, social services, maintenance contractors, deliveries, and other domestic support services, all of which can generate regular vehicle movements throughout the day and evening. The lawful baseline therefore already allows a level of activity and traffic consistent with a functioning residential household, including frequent short-term parking and service visits. The proposed C2 use would operate at a domestic scale, accommodating a single child with a small number of care staff on shift rotation, resulting in limited and predictable vehicle movements primarily associated with staff changeovers and routine domestic deliveries.

1.3 Need for the Facility

There is an established need within Manchester for small, community-based residential children's homes that provide safe, stable, and nurturing environments for children who cannot live with their families.

Provision for up to one child ensures highly individualised care and support, reduces pressure on wider social care services, and aligns with national and local strategies that prioritise small-scale, non-institutional residential settings for vulnerable children.

1.4 Staffing Structure (For Rota Purposes Does Not Represent The Number Of Staff Present At The Property At Any One Time)

The staffing structure for rota planning and operational resilience will consist of:

- 1 × Registered Manager (Monday–Friday, 9:00am–5:00pm)
- 1 × Deputy Manager
- 4 × Support Workers

The property is registered to accommodate a maximum of one child. The staffing structure outlined above reflects the overall staffing establishment required to operate the home safely and compliantly. It does not represent the number of staff present at the property at any one time.

This structure ensures continuity of care, appropriate management oversight, and sufficient capacity to cover annual leave, sickness, and training, while maintaining stable relationships between staff and children.

1.5 Staffing Levels and Shift Patterns

The home will be staffed on a 24-hour basis using a 2 days on / 4 days off rota, providing consistency for the children while minimising staff movement in and out of the property.

At all times during the day and evening, the home will be staffed by two staff members, aside from a short handover period.

1.5.1 Weekday Staffing (Monday to Friday)

1.5.1.1 Registered Manager:

- On site when required 9:00am – 5:00pm, Monday to Friday.
- The Registered Manager maintains full oversight of the daily operation of the home.
- Occasionally the manager works offsite.

1.5.1.2 Support Staff:

- 2 support workers: 24/7

1.5.1.3 This staffing structure ensures that:

- There are always two staff members present in the home all the time plus registered manager from 9 – 5pm when manager working from the house.

- Adequate supervision and flexibility are maintained to meet the needs of the one child
- Continuity of leadership is maintained whether the Manager is on site or working remotely.

1.5.2 Weekend Staffing (Saturday and Sunday)

- 2 support staff: 24/7

1.5.3 Nighttime arrangement

- One staff will sleep through the night, and the other staff member stays awake during the night.

This arrangement ensures safe overnight supervision while limiting late-night vehicle movements and maintaining a quiet residential environment.

1.5.4 Rota and Handovers

- Staff operate on a 2-in / 4-off rota.
- Shift handovers occur every third day and last approximately 15 minutes, this will be undertaken by the Team leader leaving the shift and new staff coming on duty, minimising the number of staff in the home.
- A digital handover system is used to ensure continuity of care while minimising on-site overlap.

This approach ensures that only essential staff are present at the property at any one time while maintaining safe staffing levels and effective oversight.

1.6 Day-to-Day Management of the Home

The Registered Manager retains full responsibility for the day-to-day management and regulatory compliance of the home in line with the Children's Homes (England) Regulations 2015 and Ofsted requirements.

Management responsibilities include:

- Safeguarding oversight
- Staff supervision and development
- Care planning and placement oversight
- Quality assurance, audits, and compliance monitoring

While some administrative duties may be undertaken off-site, the Registered Manager maintains regular on-site presence and remains fully accountable for the safety, welfare, and quality of care provided to the children.

While it is acknowledged that the operation of the home involves routine activities such as school travel, shopping, medical appointments, and social engagements,

these movements are not materially different in nature or scale from those associated with a typical family household of comparable size.

A C3 dwelling accommodating one child would ordinarily generate similar day-to-day trips, including:

- Regular school runs,
- Grocery shopping and household errands,
- Attendance at medical and dental appointments, and
- Participation in extracurricular and social activities, including weekends.

Importantly, many of these trips would occur regardless of whether the occupants are part of a family unit or a supported living arrangement, and therefore should not be considered exceptional or additional in planning terms.

Furthermore, journeys are managed and consolidated wherever possible, with staff coordinating activities to minimise unnecessary vehicle movements. The home operates within a structured routine, reducing ad hoc trips and ensuring predictable patterns of movement.

In this context, it is not reasonable to conclude that the level of vehicular movements generated by the proposed use would exceed those of a comparable family home to a degree that would result in a material impact on highway safety, traffic flow, or residential amenity. The proposal therefore remains consistent with the expectations of a C3 residential use.

1.7 Use of Office and Meeting Space

Upwards Care Solutions Ltd. maintains an external office base at Wilsons Park, Newton Heath, Manchester M40 8WN.

Wherever possible:

- Administrative tasks, supervision meetings, and professional discussions will be held at the external office

Virtual meetings will be used to reduce unnecessary visitors to the property

This arrangement supports operational efficiency while helping maintain a calm, low-impact residential environment. It does not reduce the Registered Manager's statutory responsibility for the home.

1.8 Visits and Vehicle Movements

Visits from social workers, professionals, and family members will be carefully planned and managed to minimise disruption and protect the children's privacy.

- Visits will be staggered, with only one visitor group present at any time
- Family contact will usually take place off-site or, when on-site, at separate times in line with care plans
- All staff will use the designated driveway/parking area

Given the maximum of one child, controlled staffing rota, and limited visitors, vehicle movements will be low and comparable to those of a typical family home, with no additional parking demand generated.

1.9 Parking

The property will benefit from the provision of on-street parking space. Further up the road is more on street parking. This level of parking provision will fully meet the operational needs of the development and will ensure that there is no reliance on on-street parking, thereby avoiding any adverse impact on highway safety or the surrounding road network.

1.10 Regarding Staff Visits and Trip Generation

The management plan sets out a defined and stable staffing structure designed to ensure safe operation of the home while minimising unnecessary travel to and from the site. Day-to-day care is delivered by the core on-site staffing team, and the operation does not rely on frequent or ad hoc visits by additional staff.

Any involvement by non-resident management or specialist staff is planned, proportionate, and infrequent, and is primarily for oversight, supervision, or compliance purposes rather than operational necessity. Such visits are typically scheduled during normal daytime hours and, where possible, coordinated to avoid duplication or unnecessary journeys. These visits are comparable to those associated with a typical C3 residential use, such as health visitors, social workers, maintenance contractors, or professional visitors.

Importantly, the presence of a Registered Manager does not generate additional vehicle movements beyond those already associated with normal residential activity. The Manager's attendance is part of routine working hours and does not represent a material change in trip generation. Staff shift patterns are structured to ensure continuity of care and handovers on site, reducing the need for multiple arrivals and departures throughout the day.

As a result, the overall level of vehicular movements associated with the proposed C2 use is not materially greater than those arising from the existing or lawful C3 use. The proposal therefore does not give rise to a level of trips that would result in harm to highway safety, residential amenity, or the character of the area. On this basis, the

concern regarding unquantified or excessive site visits is not substantiated and should not weigh against the proposed change of use.

1.11 Care Plan and Management Arrangements

The children's care home will operate under a comprehensive and professionally managed care plan in accordance with Ofsted requirements and relevant national standards. The care plan will include structured daily routines, appropriate staffing ratios, supervision protocols, and behaviour management strategies designed to promote a calm and stable living environment. Staff will be trained to manage behaviours sensitively and proactively, thereby minimising any potential for noise disturbance to neighbouring residents.

1.11.1 Noise Management and Mitigation Measures

The nature of the use is residential in character and comparable to a family dwelling, with a limited number of residents. Measures to control noise will include:

- Staff supervision at all times to manage internal and external activities.
- House rules and behavioural management strategies to reduce excessive noise, particularly during evening and night-time hours.
- Use of soft furnishings, floor coverings, and appropriate internal layouts to limit sound transmission.
- Windows and doors to remain closed during sensitive hours where appropriate.
- Internal house rules and behavioural support protocols
- Prompt response to any incidents that may give rise to noise
- Structured daily routines and activity planning

It is anticipated that noise levels generated by the use will be consistent with, or lower than, typical residential activity and will not result in unacceptable noise breakout.

1.11.2 Plant and Equipment

No external plant or mechanical equipment is proposed as part of the development. Any standard domestic equipment required for the operation of the care home (such as kitchen appliances or domestic heating systems) will be typical of a residential property and will not give rise to noise or vibration impacts. Should any plant or equipment be required in the future, it would be selected and installed to ensure

compliance with relevant noise standards and would not adversely affect neighbouring amenity.

1.12 Planning Policies

1.12.1 Principle of Use and Policy Compliance

While SPG3 recognises that residential care homes *can* involve a more intensive use than conventional housing, it does not impose an absolute prohibition on such uses within semi-detached properties. Each application must be assessed on its individual merits, having regard to the scale, nature, and management of the proposed use.

This proposal is for a small-scale children's home accommodating a limited number of children, which is materially different from larger institutional care settings. As such, the intensity of use is comparable to a family dwelling rather than a commercial or high-occupancy care facility.

1.12.2 Noise and Disturbance

The proposed use will not result in unacceptable levels of noise or disturbance for the adjoining property for the following reasons:

- The home will accommodate one child, consistent with domestic living arrangements.
- Staffing is stable and limited, with a maximum of two staff present during waking hours and two staff overnight.
- There will be no shift changeovers during unsocial hours, and handovers are short (15 minutes), planned, and managed.
- The child will attend school and structured activities during the day, reducing daytime activity within the home.
- Staffing levels are limited and stable, with a maximum of two staff present during waking hours and two staff overnight.
- Ofsted-regulated care homes operate under strict behaviour management and community impact requirements, providing a level of control that does not exist in standard residential use.

In practice, the level of noise generated is expected to be no greater than that of a typical family household, and potentially less than a conventional dwelling occupied by a larger family.

1.12.3 Residential Character and Activity Levels

The proposal will not alter the residential character of the area:

- The use remains residential in nature, with no external signage, commercial deliveries, or visiting professionals attending routinely.
- Vehicle movements will be limited, predictable, and managed to avoid peak disturbance times.
- There will be no external congregation, outdoor play areas generating noise, or late-night activity.

The property will continue to function visually and operationally as a single dwelling, preserving the established character of the street.

1.12.4 Overlooking and Privacy

The proposal involves no external alterations to the building that would increase overlooking or compromise the privacy of neighbouring occupiers. Internal use of the property will remain consistent with its original residential layout, and there will be no intensification of overlooking beyond what already exists from a conventional household.

1.12.5 Management and Mitigation Measures

Unlike conventional residential use, this children's home will be subject to formal management, regulation, and oversight, which actively reduces potential impacts:

- The home will operate in accordance with Ofsted regulations, including behaviour management, safeguarding, and community impact considerations.
- Staff are trained to manage behaviour appropriately and to ensure children respect neighbours and the local environment.
- Clear policies will be in place regarding noise management, visitor control, and community engagement.

These controls provide a level of oversight not present in ordinary family housing, mitigating the very impacts SPG3 seeks to address.

1.12.6 Equality and Social Need Considerations

Children's homes serve a critical social function, providing care for vulnerable children within a normalised, family-based setting. Restricting such uses solely to detached properties would:

- Severely limit delivery of much-needed children's care provision.
- Undermine national and local objectives to support inclusive communities.
- Conflict with planning principles that seek to integrate care uses within residential areas rather than isolate them.

Planning policy and case law consistently support the view that fear of disturbance alone, without substantiated evidence, is not sufficient grounds for refusal.

1.12.7 Response to Amenity Concerns – Policies H7 and R1

It is not accepted that the proposed children's home would cause undue harm to the amenity of nearby residents through noise, disturbance, or activity, nor that it conflicts with Policies H7 or R1.

The proposed use is small in scale, accommodating a limited number of children within a single residential dwelling, and will operate in a manner closely comparable to a family household. The nature of the use is residential, not commercial, and will not generate excessive noise or activity beyond what could reasonably occur within a conventional dwelling.

While the applicant acknowledges that further operational detail can be provided if required, the level of information already submitted clearly demonstrates that the home will be professionally managed, tightly regulated, and staffed at modest levels, ensuring a calm and stable living environment.

1.12.8 Traffic, Parking, and Sustainable Travel

Concerns relating to activity, disturbance, or traffic are further mitigated by the applicant's commitment to sustainable staffing and travel arrangements:

- The company intends to employ staff from the local area wherever possible, reducing commuting distances and reliance on private vehicles.
- All staff will be provided with free bus passes, actively encouraging the use of public transport.
- These measures will significantly limit vehicle movements to and from the site.

1.12.9 Policy Compliance

The proposal has been assessed against the relevant policies of the Manchester Core Strategy (2012) and saved policies of the Manchester Unitary Development Plan.

Policies DM1 (Development Management) and EN1 (Design Principles and Strategic Character Areas) of the Core Strategy, together with saved UDP Policy DC27 (Development and Amenity), seek to ensure that development protects residential amenity and does not give rise to unacceptable impacts.

In this case:

The scale and residential character of the proposed C2 children's home are compatible with the surrounding C3 residential context.

The level of activity associated with a small, well-managed children's home would not materially differ from that of a typical family dwelling.

Noise and general disturbance would remain within parameters consistent with residential use, in accordance with Policy DC26.

Traffic generation and parking demand would be comparable to a large family home, and therefore would not result in material highway harm, consistent with Policy DM1.

A clear management structure and staffing arrangements are proposed to ensure the use operates in a manner that safeguards neighbouring amenity.

The proposal would provide specialist residential accommodation meeting identified social needs, aligning with the objectives of Policy H1 to support an appropriate mix of accommodation across the city.

Accordingly, the development accords with Policies DM1 and EN1 of the Manchester Core Strategy and saved UDP Policies DC26 and DC27. There is no technical evidence to demonstrate that unacceptable harm would arise. The concerns raised are not substantiated by objective assessment.

The proposal represents a sustainable and appropriately managed C2 residential use that would not undermine the amenity of neighbouring occupiers and should therefore be supported in planning terms.

In the absence of technical evidence demonstrating harm, and in light of the sustainable staffing measures proposed the concerns raised are speculative rather than evidence-based. The proposal represents an appropriate, well-managed residential use that would not undermine the amenity of neighbouring residents and should therefore be supported in planning terms.

1.13 Counter-Statement to Over-Commercialisation and Harm to Character

While the property would not be occupied by a single traditional family unit, this does not, in itself, amount to harm to character or constitute over-commercialisation. Planning policy does not require residential areas to be occupied exclusively by single-family households. Indeed, both national and local policy explicitly support the

provision of specialist residential accommodation within established residential areas where it is compatible with surrounding uses.

The proposed use is limited to a maximum of one resident, which is comparable to, and often less intensive than, occupation by a family household. The building will remain in single residential use, with no subdivision, no independent units, and no external alterations that would alter its domestic appearance.

Accordingly, the proposal retains the essential residential function and form of the property.

1.13.1 Staff Presence and “Comings and Goings”

The presence of staff does not equate to commercial activity in planning terms. Staff attendance is an inherent and necessary component of residential care use and must be assessed in terms of actual intensity and impact, not perception.

In this case:

- Daytime staffing comprises two care staff providing one-to-one care, including the Registered Manager attending between 9:00am and 5:00pm
- Staffing operates on a rota basis, not shift changeovers associated with commercial premises
- Vehicle movements are modest, predictable, and comparable to those generated by a family household with working adults and visitors

There is no evidence that such limited and managed staff movements would result in materially greater activity than that associated with a conventional dwelling.

1.13.2 Absence of Commercial Characteristics

The proposal lacks all hallmarks of a commercial or business use. Specifically, there will be:

- No signage or advertising
- No public access or visiting hours akin to an institution
- No retail, office, or customer-facing activity
- No deliveries beyond those typical of a household

The operation is private, regulated residential care, not a commercial enterprise serving the public. The perception of “commercialisation” is therefore not borne out in land-use terms.

1.13.3 Compliance with NPPF Paragraph 135

NPPF paragraph 135 requires development to be sympathetic to local character, including built form and function. The proposal fully satisfies this requirement because:

- The dwelling remains visually and physically unchanged
- The scale of use is domestic and low-intensity
- Activity levels are consistent with residential use
- The use contributes to social infrastructure within a residential setting

The NPPF also places significant weight on the delivery of development that supports healthy, inclusive communities, including accommodation for people with specific needs. The proposal directly advances these objectives.

1.13.4 Planning Balance

The objection relies on a conceptual distinction between family occupation and care occupation, rather than an evidence-based assessment of actual impact. Planning law and policy are clear that residential care uses can be appropriate within residential areas where impacts are controlled.

In this case, the proposal:

- Operates at a domestic scale
- Is tightly controlled in occupancy and staffing
- Preserves the physical and functional character of the property
- Delivers an identified social and care need

Any perceived change in character is minimal and does not amount to significant harm, particularly when weighed against the substantial public benefit of providing regulated care accommodation.