

Planning Statement – Melcroft Care Limited

Full Planning Application – Change of Use to Class C2 (Residential Institution)

Introduction

This Planning Statement supports a full planning application for the change of use of the property to a small residential children's home falling within Use Class C2 (Residential Institution) under the Town and Country Planning (Use Classes) Order 1987 (as amended). The property will provide a small, family-style home for up to three young people aged 8–17, supported by staff who provide day-to-day care and guidance within a domestic environment. The scale of occupation will remain low and residential in character, ensuring compatibility with the surrounding area.

Site and Context

The property is a detached dwelling located within a low-density residential area in Manchester characterised by family housing. No external alterations are proposed to the dwelling. The existing front garden area will be adapted within the site boundary using a permeable hardcore / porous stone surface to accommodate up to four off-street parking spaces. The proposed surface will allow rainwater to drain naturally into the ground and aligns with sustainable drainage principles supported by Manchester City Council.

Proposed Use and Operation

The home will accommodate up to three young people living together as a single household, supported by a small and consistent team of care staff. Staffing will operate on a 24-hour rota basis, with a minimum of two care staff present on site at all times. On weekdays, a Registered Manager will attend during normal working hours for oversight and supervision. The Registered Manager is not included within minimum staffing numbers but may provide additional support where required. The home will operate on a permanent basis and daily life will reflect that of an ordinary family home, including school attendance, mealtimes, leisure activities, and normal household routines. There will be no public access, no external signage, and no institutional external appearance.

Safeguarding and Community Integration

The home will primarily provide stable, long-term placements for young people. Where necessary, emergency placements may also be supported in line with Manchester City Council's placement needs. The operation will remain discreet and fully integrated within the local community, with activity levels comparable to that of a larger family dwelling. There will be no commercial operations conducted from the site.

Parking and Highways

The front garden area will be resurfaced using permeable hardcore / porous stone to provide space for up to four vehicles within the site boundary. Vehicle movements will be limited to staff shift changes and typical domestic activity levels. In addition, lawful

unrestricted on-street parking is available nearby, providing further contingency if required. Overall traffic generation will remain low and comparable to that of a typical family dwelling of a similar size, in accordance with Manchester City Council highway and residential amenity considerations.

Amenity

Due to the small scale of occupation (maximum three residents) and limited staffing levels, there will be no material increase in noise, disturbance, activity levels, or visual impact. The character of the dwelling and the surrounding residential area will remain unchanged, and the proposal will preserve residential amenity in line with local planning policies.

Policy and Classification Compliance – Manchester City Council

Under the Use Classes Order, residential care homes fall within Class C2 (Residential Institutions). Although small in scale and domestic in appearance, the proposed use falls within Class C2 due to the structured provision of care. The proposal aligns with Manchester City Council's Core Strategy policies that support sustainable communities, appropriate residential uses within established neighbourhoods, and the provision of specialist accommodation where it does not adversely impact residential amenity, highways, or local character.

Waste Management

Waste and recycling will continue to be managed via the standard Manchester City Council domestic collection service. Waste generation levels will remain comparable to that of a typical household and no commercial waste services will be required.

Conclusion

The proposal represents a small-scale change of use to a Class C2 Residential Institution for up to three young people. The scale of operation will remain domestic in character, with no material impact on residential amenity, highways, or the visual character of the area. Off-street parking provision for up to four vehicles is accommodated within the site boundary using permeable surfacing, with additional lawful on-street parking available nearby. The proposal is therefore appropriate in planning terms and compliant with Use Class C2 and Manchester City Council planning objectives.