



10 Bury New Road, Whitefield,
M45 7FJ

Management & Supporting Statement

Change of Use: C3 to C2

Apr 2026
V3

Prepared by HAD



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SUPPORTING STATEMENT FOR:

Full Planning Application for 10 Bury New Road, Whitefield, Manchester M45 7FJ

CONCERNING:

Change of Use from C3 to C2

Whereby:

Class C3(a) used as a single person or family household residential dwelling.

Class C2 used as a "Residential institution"- Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

In this Order, unless the context otherwise requires: —

"care" means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment.

<https://www.legislation.gov.uk/ukSI/1987/764>



Fig 1. Front Elevation, (Google Street View, Accessed March 2026)

1. INTRODUCTION

- 1.1 This short statement has been written to support the full planning application for the proposed change of use from C3 to C2 for 10 Bury New Road, Whitefield.
- 1.2 This document will outline the proposed changes that will be carried out with the limitation of the existing settings to function as the fully functioning care home.
- 1.3 It will also briefly discuss the day-to-day running operations for the proposed use as a home for two children where they will be housed and cared by employees of [REDACTED] along with details of their responsibilities and obligations.

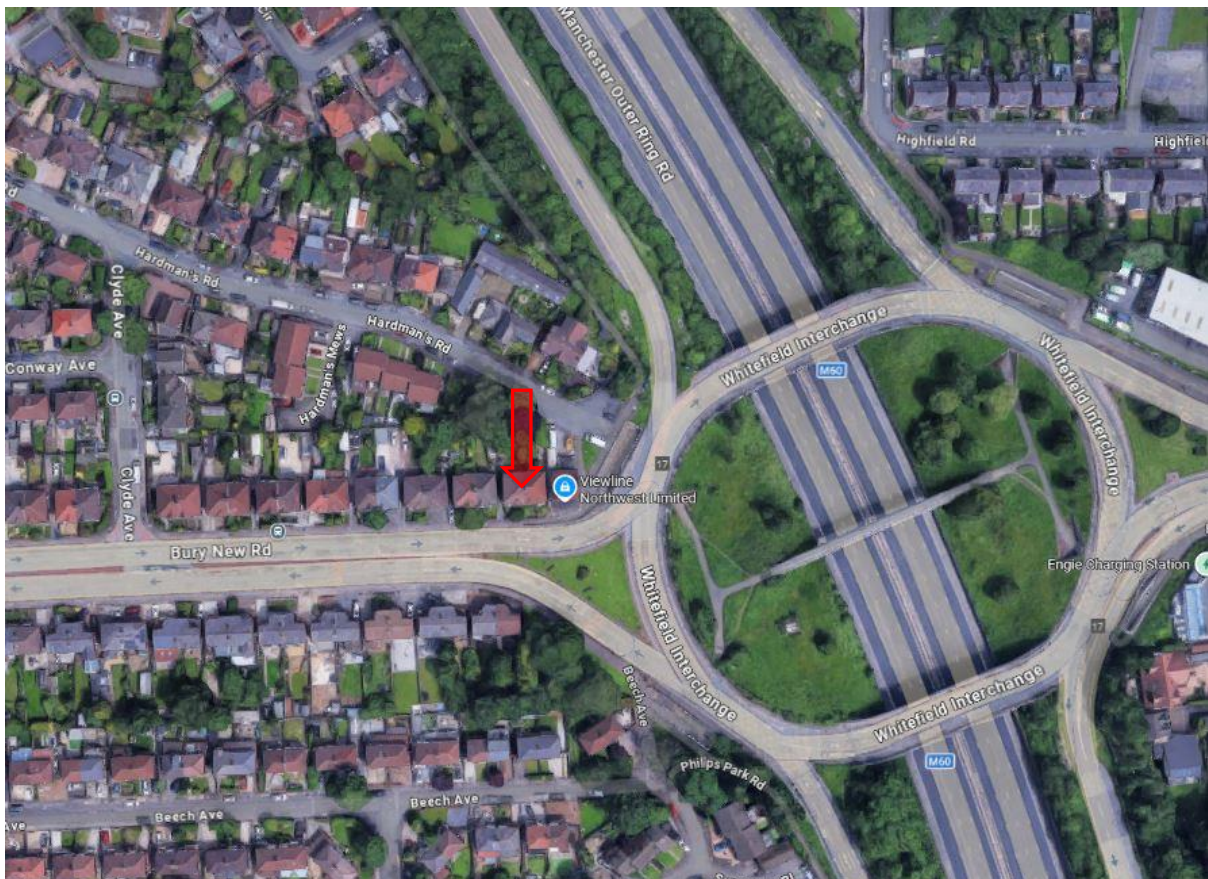


Fig 2. Location of Property, (Google Satellite Maps accessed March 2026)

2. PROPOSAL

- 2.1 The property at 10 Bury New Road is a two-storey dwelling currently used as a C3 residential property. It comprises two bedrooms on the first floor, while the ground floor includes a combined kitchen and dining area as well as a separate lounge providing additional living space.



Fig 3. Existing Plans, HAD&Co 2026

- 2.2 It is proposed that the property will provide a two-bed provision, and approval will be based on identified local need- primarily SEMH (social, emotional, behavioural and mental health needs), including children on DoLS and those at risk of CSE/CCE or missing from home.
- 2.3 The staffing will be provided on a 1:1 basis, meaning that for the two children accommodated at the property, there will always be two full-time staff members on duty at any given time. These staff will be employed by professional care company: [REDACTED]. In addition to the two full-time staff members, there will also be additional staffing support including senior managers and three unqualified staff members.
- 2.4 The arrangement will operate in a domestic-style environment, providing the children with a home-like setting. Consequently, the property will function similar to Use Class C3, with a living arrangement comparable to that of a small family household, similar to two parents caring for one or two children.

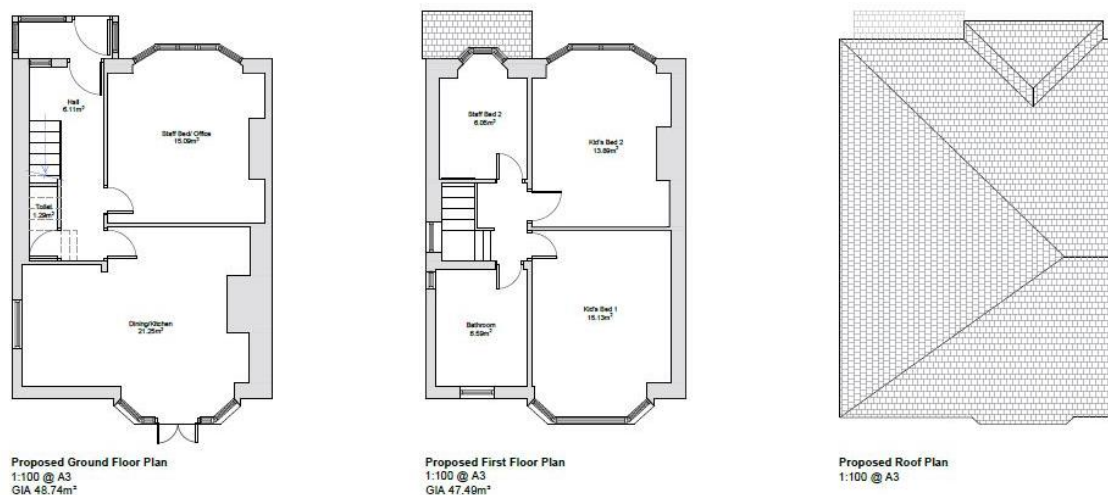


Fig 4. Proposed Plans, HAD&Co 2026

- 2.5 The ground floor lounge will be designated as a staff bedroom in the evening and office during the day, while the ground floor toilet located under the stairs will serve as a staff toilet. The combined kitchen and dining area on the ground floor will be available for the children to use for meal provision and other activities such as therapy, training etc. There will be a sofa, along with all necessary furniture and equipment for the kitchen and dining, to support these activities.
- 2.6 On the first floor, the two large bedrooms at the front and rear will be used as separate bedrooms for the two children residing in the property, with one bedroom allocated to each child. The small existing storeroom at the front will be the staff bedroom to accommodate one staff member, thereby ensuring effective supervision of the children. The main bathroom on the first floor will be used exclusively by the children.
- 2.7 It is also confirmed that no external changes are proposed, and the property will remain as existing, continuing to be used as a residential home in accordance with its original design. This will ensure that the appearance and activities associated with the property remain consistent with those of a typical residential dwelling, maintaining its character within the surrounding area.

3. LEGISLATION

- 3.1 To provide justification for the full planning application for the proposed development, the relevant legislation and policy considerations are outlined below.

3.2 The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010

(3) In Part C of the Schedule, for Class C3 substitute—

Class C3. Dwellinghouses

Use as a dwellinghouse (whether or not as a sole or main residence) by—

- (a) a single person or by people to be regarded as forming a single household;
- (b) not more than six residents living together as a single household where care is provided for residents; or
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

Interpretation of Class C3

For the purposes of Class C3(a) "single household" shall be construed in accordance with section 258 of the Housing Act 2004(2)."

Class C2. Residential institutions

Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3. Dwellinghouses, used as sole or main residences).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

<https://www.legislation.gov.uk/uksi/2010/653/article/2/made>

3.3 Housing Act 2004

Section 258 HMOs: persons not forming a single household

- (1) This section sets out when persons are to be regarded as not forming a single household for the purposes of section 254.
- (2) Persons are to be regarded as not forming a single household unless—
 - (a) they are all members of the same family, or
 - (b) their circumstances are circumstances of a description specified for the purposes of this section in regulations made by the appropriate national authority.
- (3) For the purposes of subsection (2)(a) a person is a member of the same family as another person if—

- (a) those persons are married to [F1, or civil partners of, each other or live together as if they were a married couple or civil partners];
 - (b) one of them is a relative of the other; or
 - (c) one of them is, or is a relative of, one member of a couple and the other is a relative of the other member of the couple.
- (4) For those purposes—
- (a) a “couple” means two persons who F2... fall within subsection (3)(a);
 - (b) “relative” means parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin;
 - (c) a relationship of the half-blood shall be treated as a relationship of the whole blood; and
 - (d) the stepchild of a person shall be treated as his child.
- (5) Regulations under subsection (2)(b) may, in particular, secure that a group of persons are to be regarded as forming a single household only where (as the regulations may require) each member of the group has a prescribed relationship, or at least one of a number of prescribed relationships, to any one or more of the others.
- (6) In subsection (5) “prescribed relationship” means any relationship of a description specified in the regulations.

<https://www.legislation.gov.uk/ukpga/2004/34/section/258>

3.4 Town and Country Planning Act 1990, Section 55:

Meaning of “development” and “new development”.

(2)The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(f)in the case of buildings or other land which are used for a purpose of any class specified in an order made by the Secretary of State under this section, the use of the buildings or other land or, subject to the provisions of the order, of any part of the buildings or the other land, for any other purpose of the same class.

<https://www.legislation.gov.uk/ukpga/1990/8/section/55>

3.5 The above-mentioned legislation provides definitions and interpretation relevant to the current Use Class C3, the proposed Use Class C2, the meaning of a “single household,” and the criteria for what constitutes a material change of use when assessing planning considerations.

3.6 Under Section 55(1) of the Town and Country Planning Act 1990 (as amended), development includes the making of any material change in the use of land or buildings. In determining whether planning permission is required, it is necessary to assess whether the proposed arrangement constitutes a material change of use. In this case, whilst the property is proposed to operate in a structured care setting, the day-to-day functioning remains largely domestic in nature, with a residential scale of occupation,

routine household activities, and levels of comings and goings broadly consistent with a typical dwelling.

- 3.7 However, it is acknowledged that there are elements which may fall within a grey area of interpretation when considering Use Class C3 (dwellinghouse) and Use Class C2 (residential institution), particularly in relation to the definition of a "single household" and the nature of occupancy, given that the children and carers are not related and the staff are not resident on a permanent family basis.

4. JUSTIFICATION

- 4.1 The proposed care home will become the main residence for the children in care. They will be between the age of 8 and 17 who for whatever reason will not be able to reside within their normal family environment. As a child cannot reside in the house alone, two members of staff from [REDACTED] [REDACTED] will also reside in the property to help care for the children. It is envisaged the system will work in the same way as any other traditional family unit of two parents and up to two children.
- 4.2 The 2020 pandemic of Covid-19 has shed light on some of the difficulties currently faced by the care-sector and it has been documented in the press of dire situations where children in care have been housed alone in caravans, put onto canal barges, sheltered in tents or kept in unregulated homes with no real supervision and only a few visits from a social worker throughout the week. All children deserve a secure and comfortable abode and the property at 10 Bury New Road will be able to provide that. These types of homes are essential to get vulnerable looked after children in a secure and stable home-like environment and prepare them for their next steps in life such as foster care or independent living.
- 4.3 Bury Borough Council faces rising demand for care placements due to increased child complexities, including extreme exploitation risks, trauma, and unmanageable behaviour. This further justifies the need for the proposed development at 10 Bury New Road.
- 4.4 The residents will be using the dwelling similar to how any other family would inhabit the house and will work in the same way as a foster family relationship would. However, the carers and the children residing at the property will not be related to one another. On this basis, and as set out in the preceding section of this statement, it is considered that there would be material change of use arising from the proposed arrangements.
- 4.5 The home will be managed by a registered manager and the RI (Responsible Individual) both with Ofsted experience. The RI has received a recent Ofsted rating at 'good' and 'outstanding' in leadership and management showcasing impressive leadership and reputable responsibilities in managing children's care homes. This demonstrates that the care provider is experienced, compliant, and capable of operating care homes to a consistently high standard.

5. MANAGEMENT

- 5.1 The proposed Children's Home at 10 Bury New Road will be managed and supplied by company [REDACTED] a specialist provider of residential childcare. The service will be led by experienced owners with extensive backgrounds in safeguarding, social care, legal compliance, and multi-agency working- **Appendix 1** shows the CVs of the proposed management to showcase their reputation and reliability. This ensures that the home will be managed with a strong emphasis on child protection, regulatory compliance, and high-quality care delivery.
- 5.2 The owner and the partners bring significant professional expertise that directly supports the safe and effective running of the home. Their collective experience includes senior leadership within children's services, safeguarding partnerships, law enforcement, and regulatory law. This provides a robust governance framework, ensuring that the home operates in accordance with all relevant legislation, including the Children's Homes (England) Regulations and Ofsted standards.
- 5.3 Day-to-day operations will be overseen by a suitably qualified and experienced Registered Manager, who will be responsible for the operational leadership of the home. The manager will ensure that care is delivered in line with the children's individual needs, placement plans, and risk assessments. They will also be responsible for staff supervision, safeguarding oversight, quality assurance, and maintaining compliance with Ofsted requirements.
- 5.4 Along with the registered manager, the operation will be supported by a team of trained residential care staff. Staffing will be organised on a rota basis to ensure 24-hour care, with a minimum of two staff members on duty always. An example of the rota is provided at the end of this statement. This 1:1 staffing model enables consistent supervision, relationship-based care, and the ability to respond effectively to the children's emotional and behavioural needs.
- 5.5 Working hours for full-time staff will follow 24-hour shift pattern, comprising two consecutive working days followed by four days off. During their shifts, staff members will reside within the property to ensure continuous care provision. Staff changeovers will take place in the morning at 8:00am to ensure a smooth handover and continuity of care.
- 5.6 In addition to the full-time staff, the manager will be present at the property on a regular daytime basis between 9:30am and 5:30pm. Furthermore, on some occasions there may be other professionals visiting, primarily during daytime hours. All appointments will be planned and should not cause disruption to existing traffic in the community.
- 5.7 The home will operate using a trauma-informed and child-centred approach. Staff will be trained in safeguarding, behaviour management, mental health awareness, and therapeutic care practices. Regular supervision, reflective

practice, and ongoing training will be embedded within the operational model to ensure continuous professional development and high standards of care.

- 5.8 The children for the care home will be referred primarily through the local authority and may also be placed via other relevant commissioning organisations. The care provider will maintain appropriate communication with the wider care system, including the local authority, local community, and other relevant bodies, to support the identification and placement of children in need of care. All children admitted will be subject to a thorough assessment process, and only those with compatible ages, needs, and levels of vulnerability will be placed together within the property to ensure safe and appropriate matching. [REDACTED] are currently in talks with Bury Council's commissioning services to arrange these provisions.
- 5.9 In terms of public transport, the site benefits from good accessibility to public transport links. Whitefield Metrolink tram stop is approximately a 22-minute walk from the property. In addition, the site is located on a main bus route connecting Bury and Manchester, with the nearest bus stop situated approximately two minutes from the property. Overall, the property is easily accessible for staff and visitors, and public transport provision ensures that commuting to and from the site is not considered an issue.
- 5.10 There will be parking provision available on the driveway for up to two vehicles with additional parking to the rear, which may also be utilised by pre-arranged visitors attending the property. Professional visits will be scheduled in advance and are anticipated to occur approximately once per month; parking can be arranged as required during these occasions. It is generally anticipated that care staff will commute via public transport, given the good accessibility of local transport links in the vicinity. In addition, one company vehicle will be always stationed at the property, which will be used to support the care needs of the children, including school transport, purchase of essential daily items, emergency purpose etc. It is anticipated that there will never be more than 3 cars parked at the property at any one time- this is in comparison to a typical household hosting 2 cars with another visiting.
- 5.11 The owners will retain strategic oversight of the service, including regular monitoring of the home's performance, audits, and review of any incident, ensuring that appropriate policies and procedures are implemented and followed. The owners will also maintain effective partnerships with local authorities, education providers, health services, and other relevant agencies to support positive outcomes for the children.

6. CONCLUSION

- 6.1 As the property is intended to operate in a manner closely comparable to a traditional Use Class C3 dwellinghouse, the proposed occupancy would not fall within the definition of a “single household” as set out in Use Class C3(a), particularly as the children and staff-carers are not related and care will be provided on a shift-based rota. As such, the proposed use is more appropriately considered to fall within Use Class C2.
- 6.2 Full planning permission is therefore sought for the change of use from Use Class C3 to Use Class C2. The application demonstrates that, notwithstanding the classification as C2, the property will continue to operate in a manner closely aligned with a residential setting, with no adverse impact on the character of the area or neighbouring amenity.
- 6.3 The management and operational structure, including experienced leadership, a qualified Registered Manager, and a consistent staffing model, ensures that the home will operate safely, effectively, and in full compliance with all relevant regulatory and safeguarding requirements.
- 6.4 The proposal will contribute positively to meeting the identified local need for high-quality, residential placements within the borough, reducing reliance on out-of-area placements and enabling children to remain closer to their home communities, support networks, and local services.
- 6.5 Overall, the proposed development represents a sustainable and appropriate use of the property, balancing the provision of essential care services with the preservation of the residential character of the area, and delivering clear social value to the local community.

Example Rota

	RCW 1	RCW 2	Registered Manager	Other staff
Monday	JK 08:00-23:00 plus sleep in	CW 08:00-23:00 plus sleep in	09:30-17:00	Director visit 10:00-14:00
Handover	-	-	-	-
Tuesday	JK 08:30-23:00 plus sleep in	CW 08:30-23:00 plus sleep in	09:30-17:00	-
Handover	JK & TJ 08:00-08:30	CW & SB 08:00-08:30	-	-
Wednesday	TJ 08:30-23:00 plus sleep in	SB 08:30-23:00 plus sleep in	09:30-17:00	LAC Nurse visit 09:00-10:00
Handover	-	-	-	-
Thursday	TJ 08:00-23:00 plus sleep in	SB 08:30-23:00 plus sleep in	09:30-17:00	-
Handover	TJ & KS 08:00-08:30	SB and RH 08:00-08:30	-	-
Friday	KS 08:30-23:00 plus sleep in	RH 08:30-23:00 plus sleep in	09:30-17:00	Social workers visit 14:00-16:00
Handover	-	-	-	
Saturday	KS 08:00-23:00 plus sleep in	RH 08:00-23:00 plus sleep in	-	
Handover	KS & JK 08:00-08:30	RH & CW 08:00-08:30	-	
Sunday	JK 08:30-23:00 plus sleep in	CW 08:30-23:00 plus sleep in	-	