

COVERING LETTER

Prepared on behalf of: Praveen Videlpap

Site address: 29 Cartmel Close, Bolton, BL9 8JA

Application type: Full Planning Permission

Prepared by: Inhaus Planning, Suite Ra01, 195–197 Wood Street, London, E17 3NU

Planning Department

Bury Metropolitan Borough Council

Town Hall

Knowsley Street

Bury

BL9 0SW

8 June 2025

Dear Sir or Madam,

RE: Application for Full Planning Permission — Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Institution) — 29 Cartmel Close, Bolton, BL9 8JA

We write on behalf of our client, Praveen Videlpap, to submit an application for Full Planning Permission for the change of use of the above-mentioned property from Class C3 (dwellinghouse) to Class C2 (residential institution) for use as a children's residential care home accommodating up to three young people aged 8 to 17 years with emotional and behavioural difficulties (EBD) and social, emotional and mental health needs (SEMH).

The proposed home will operate in full compliance with the Children's Homes (England) Regulations 2015 and will be registered with and inspected by Ofsted. The care model is person-centred, therapeutically informed, and designed to provide a safe, stable, and nurturing environment for young people who are looked after by a local authority. The home will be staffed on a continuous 24-hour basis by a Registered Manager, Deputy Manager, and Residential Support Workers operating on a minimum 1:1 staffing ratio.

The proposed use involves no external alterations to the property. The dwelling will retain its existing residential appearance and will be entirely consistent with the character of the surrounding neighbourhood. The shift patterns adopted mean that staff vehicle movements will be minimal and will not give rise to any material impact on the local highway network or on residential amenity.

This application is submitted in the context of a well-documented and acute national shortage of residential care placements for looked-after children. The May 2023 Ministerial Statement issued by the Secretary of State explicitly supports the provision of small, community-integrated children's homes of the type proposed here, and directs local planning authorities to apply a positive approach to such applications.

The following ten supporting documents accompany this application:

1. Planning Statement

2. Covering Letter
3. Care Management Plan
4. Good Neighbour and Community Engagement Plan
5. Local and National Need Statement
6. Missing Child Protocol and Police Liaison Strategy
7. Noise and Anti-Social Behaviour Mitigation Plan
8. Security Statement
9. Sustainable Travel Policy
10. Waste Management Plan

We trust that these documents address all material planning considerations relevant to the application and respectfully request that Bury Metropolitan Borough Council resolve to grant Full Planning Permission. Should any further information be required, please do not hesitate to contact us.

Yours faithfully,

Inhaus Planning

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