

Planning Statement



For:
Bright Path Care Limited
129 Manchester Road
Walkden
M28 3JT

Regarding:
9 East Meade
Prestwich
Manchester
M25 0JJ

Prepared by:
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Revision A

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1.0 Introduction

- 1.1.1 This statement is made in support of an application under section 192(1) of the Town and Country Planning Act 1990 (as amended) for a Certificate of Lawfulness of Proposed Use or Development ("CLOPUD") in respect of use of the Property known as 9 East Meade, Prestwich, Manchester, M25 0JJ.
- 1.1.2 The applicant, Bright Path Care (BPC), is a new company delivering specialist care to children with emotional and behavioural issues.

2.0 Description of Property

- 2.1.1 The use of the property is currently as a single dwelling house within Use Class C3.
- 2.1.2 It is a semi-detached house with three first floor bedrooms, and two ground floor reception rooms. The accommodation is shown in the accompanying plan, and briefly comprises the following rooms:
- 2.2 Ground Floor Accommodation:
- 2.3 External porch, leading hallway with staircase, with two reception rooms and extended kitchen off. There is an attached single storey garage with an internal door from the kitchen.
- 2.4 First Floor Accommodation:
- 2.4.1 Landing, leading to bedrooms 1, 2 and 3, and a family shower room.
- 2.5 Externally
- 2.5.1 Off road parking for one vehicle on paved driveway, and an enclosed rear garden.

3.0 Location and Amenities

- 3.1.1 The property is located on a residential area in Prestwich in north Manchester, in close proximity to public transport and motorway access. Many local shops and schools, as well as Heaton Park are within walking distance. Bowker Vale Metrolink station is circa 15 minutes' walk.

4.0 Relevant Planning History

- 4.1.1 No planning history is listed on the council's website for the subject property.

5.0 Proposed Use

5.1 Description

- 5.1.1 A four-bedroom house that will be used as two bedroom residential children's home with staff working on a rota basis with up to two staff and two children sleeping over to support the young people.

5.2 Further Information

- 5.2.1 BPC's proposal is that the Property will be occupied by two young persons (aged between 8 — 17) together with up to two staff living-in, four staff in total, working in rotation to provide full time care on a rolling "two-on one-off" shift pattern.
- 5.2.2 Effectively, therefore, the property will be occupied as a single household with two adults and two young persons.
- 5.2.3 Members of the household will take meals together and share domestic chores, shopping, social and leisure activities – akin to any normal family.
- 5.2.4 Each member of the household will have their own bedroom and will share all other domestic facilities within the property such as the bathroom, kitchen, lounge and garden.
- 5.2.5 Although light internal refurbishment may be undertaken, the property will not be adapted in any way and its function and appearance will continue to be that of a normal dwelling house.

6.0 In support of CLOPUD

- 6.1.1 It is considered that the characteristics of the proposed use of the property by BPC as set out in section 5 above falls within Use class C2, since the carers do not permanently reside at the property. However we do not consider this a material change of use, since the two carers and young persons will still operate as if they were a single family unit.
- 6.1.2 This is a view that has been accepted by other local planning authorities.
- 6.1.3 For the above reasons it is requested that a CLOPUD be granted for proposed use of the property as C2, as set out in this application.