



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Proposed Change of Use from C3
Dwellinghouse to a C2 Residential
Institution at: 36 Irwell Street, Radcliffe,
Manchester, M26 1LR**

Planning Statement

**Written and prepared by Planning By
Design on Behalf of Mr Richard Barfoot**

Application

Planning by Design (**the Agent**) have been instructed on behalf of Mr Richard Barfoot (**the Applicant**) to prepare and submit a planning application to Bury Metropolitan Borough Council (**the Planning Authority**) for a proposed change of use from C3 Dwellinghouse to C2 Residential Institution (**the Proposed Development / Proposal**) at 36 Irwell Street, Radcliffe, Manchester, M26 1LR (**the site**). The following Planning Statement has been produced to support this application and demonstrate how the proposal complies with the relevant national and local planning policies.

This Planning Application is supported by the following items:

- Application Form;
- Site Location Plan;
- Existing and Proposed Block Plans;
- Existing and Proposed Floor Plans and Elevations;
- Planning Statement.

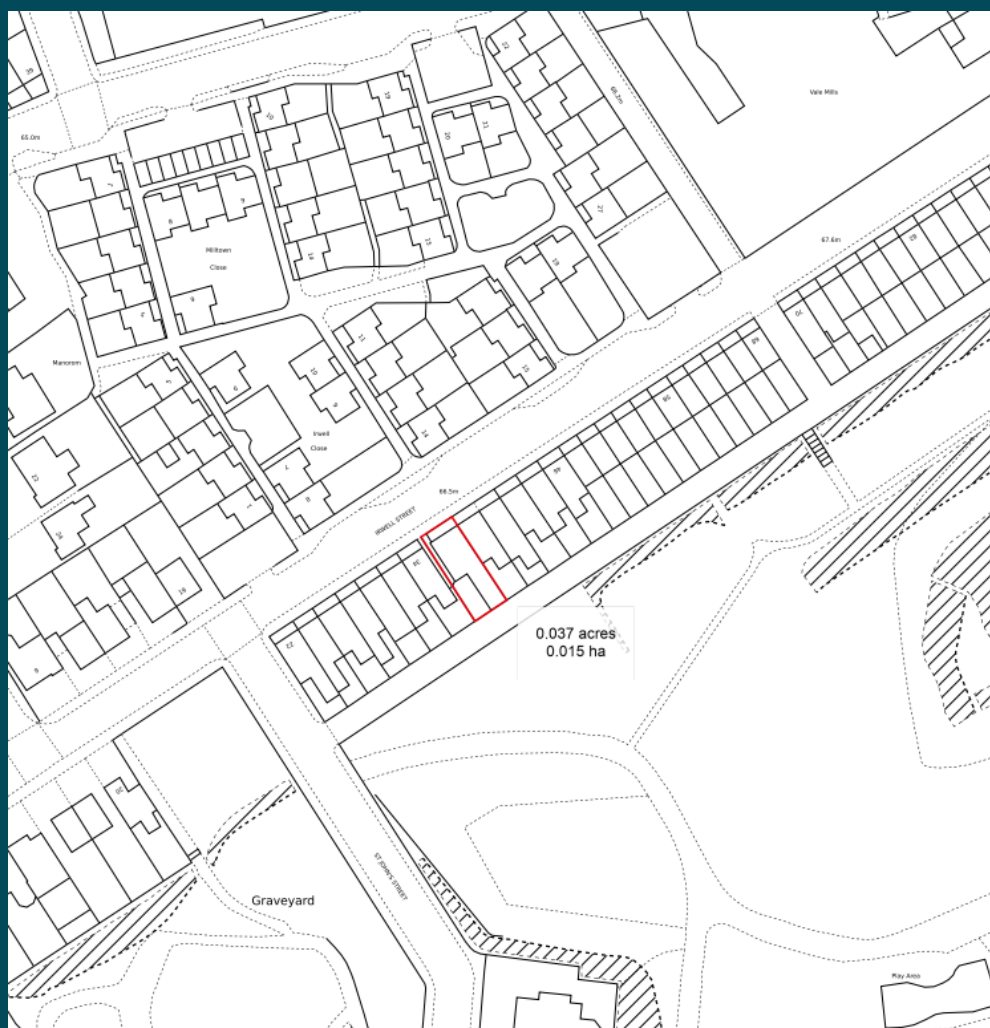


Figure 1: Site location plan (not to scale)

Proposed Development

The proposed development requested by way of this planning application is for the change of use from C3 Dwellinghouse to C2 Residential Institution to facilitate the use of the building as a children's home for up to 3 young people. The existing property sits within a row of terraced houses on the south eastern side of Irwell Street. It is currently a 5 bedroom house with a lounge, sitting room, dining room and kitchen at ground floor.

The proposed development seeks to retain the majority of the ground floor accommodation with 2no. lounges, a kitchen and a dining room. The first floor would then provide 3no. bedrooms for young persons along with a staff bedroom, staff office, and shared bathroom. No external alterations are proposed as part of the proposal.

The end use will be registered with OFSTED and the service users will be those of mental illness. The service will work with local authorities, commissioning groups and other independent stakeholders to set up bespoke placements for young people tailored to their needs whether the placement is closer to their community or if their needs indicate placement should be away from their community.

Management

Collectively the management structure of the homes have over 40 years' experience working with the proposed client group and are in an advantageous position with the ability to provide inhouse training and supervision due to their skill set. Many other small providers require to source such skill set for the desired client group and lose the "wrap around" care that is required to support and promote positive outcomes for the young people.

Staffing for the home will be 1-1 staffing , with both waking night and sleep ins for continuity so that the young people have the correct support and opportunities.

Full time Ofsted registered manager whom has previous management experience with the proposed client group , that is also a Registered mental health nurse and has vast CAMHS experience in both inpatient and community settings , working as a specialist CAMHS nurse and strategic management of the client group. Previous CQC registered and set up 3 previous homes. PRICE Restraint reduction affiliated with in-depth knowledge of quality assurance .

0.4 FTE Therapist that has leadership experience within childrens residential settings , understanding the desired structure of necessary training , formulation , supervision and training for the staff . Managerial experience with over 15 staff in delivering Quality care within the NHS to a large footprint locally.

0.4 FTE Clinical psychologist that specialises in Looked after care children with residential experience supporting teams that require supervision and an understanding of PACE model of delivering care .Direct session work with the Young people

Fulltime Registered mental health nurse and proposed Responsible individual with extensive management of risk management , strategic management of services , working in

management for inpatient , community settings . Direct sessions with the young people .
PRICE restraint reduction affiliated PBSP lead .

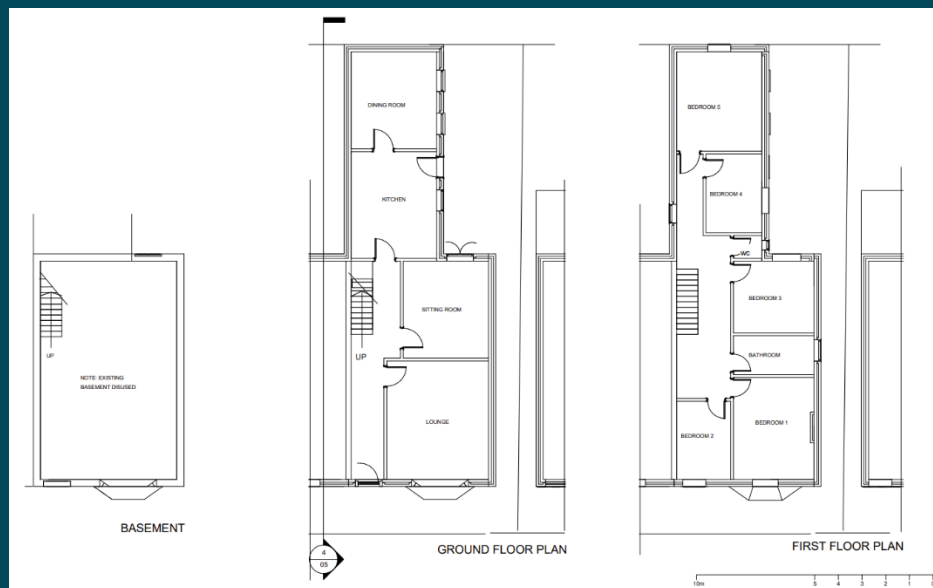


Figure 2: Existing Floor Plans (not to scale)

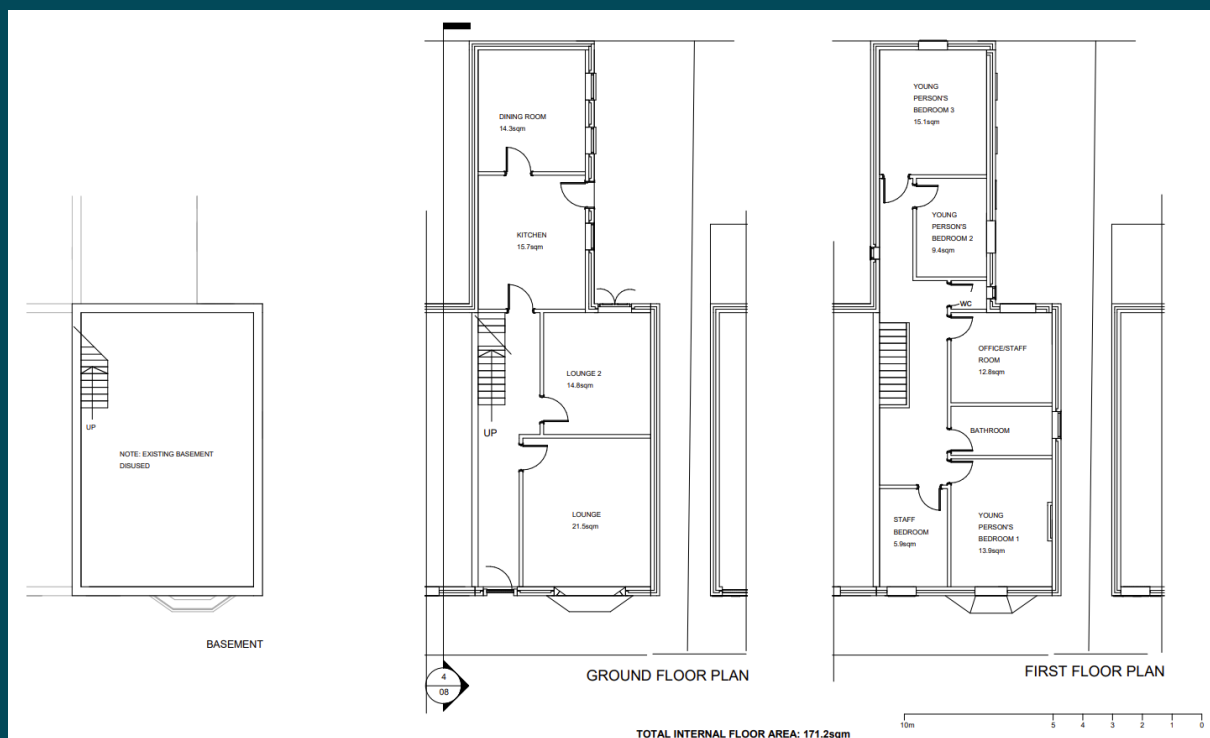


Figure 3: Proposed Floor Plans (not to scale)



Figure 4: Elevations (not to scale)

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;
- Bury Unitary Development Plan.

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet

- the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

Bury Unitary Development Plan

The Development Plan sets out the strategic vision and objectives to guide development across the Borough. Of the Development Plan, the following policy is recognised as a relevant consideration for the assessment of this application:

- H4/2 – Special Needs Housing
 - *“sites should be conveniently located for local shops, public transport and community facilities;*
 - *the location of health care facilities;*

- *the gradient of the site;*
- *the gradient between the site and the public transport network;*
- *the necessary car parking and amenity space (including gardens) should be provided;*
- *the development should be of a high standard in terms of design, layout and landscaping so that a satisfactory environment is achieved.”*

The site is located within the development boundary, close to a variety of local shops, public transport and community facilities, including healthcare facilities. There are no issues with regard to the existing site topography.

Sufficient car parking and private amenity space is provided and the internal layout is of a high standard and appropriate to the new use in which the environment is of utmost importance.

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that this proposal is appropriate to its location and provides an important service. The proposed development complies with all relevant national and local planning policies and should therefore be granted planning permission.

Over the past number of years, the surrounding area has been subject to a variety of applications which can be seen to have enjoyed a high rate of return, in the form of planning approvals. Should the Planning Authority however, raise any issue with the proposal following submission, Planning By Design would welcome any correspondence along with the opportunity to discuss this proposal, prior to the release of any formal decision.