

Planning Statement

Change of Use from C3(a) to C2 - 52 Stockport Rd, Mossley, Ashton-under-Lyne OL5 0RB

Client background

My client Flora Care Solutions (1) Ltd operates another care home in 1 Gardeners View, Kirkby, L33 1RW.

The property

This house will be used as a medium to long term Ofsted registered residential home for young people who may exhibit social, emotional and behavioural challenges of all genders between the ages of 8 - 18 year olds. The house will provide accommodation for up to four young persons at a time. The young person will be provided with their own bedroom to ensure they feel safe and have their own personalised environment. This will promote a family residential home living setting while nurturing young people and ensuring their early life outcomes are achieved. The house will have 2 staff members 24/7. In addition to the two staff members the registered manager will be on site Monday to Friday 9am till 5pm. The total number of occupants, six or seven depending on the time of the day is no different to most typical family home settings and therefore this proposal does not significantly affect the settings of the area.

Shift patterns would be set out when we have children in placement and dependent on the experience of the staffing team. However, a typical rota is appended at the end of this document. There are two staff members on each shift 8am to 8pm and 8pm to 8am max number of staff on site at handover is 4.

Staff would be sleeping through the night and available if a situation arises. There may be a need for waking member of staff depending on the child's care plan, but this would be rare.

From previous experience none of the residents in all my client properties have cars and majority of staff use public transport rather than own cars. We therefore believe this proposal will not impact on parking arrangements. There is plenty of parking on site for more 5 cars. Therefore parking shouldn't be an issue

The proposed use is one that is compatible on a residential estate such as this one. The modest number of residents and support workers that would be present is similar to a large family that could occupy a property of this site. Given this, it is not considered that the proposal would have a detrimental impact upon existing levels of residential amenity and pedestrian and highway safety enjoyed in this location.

Please see also below supporting Q and A.

1. Please confirm how many children would be resident at the property currently and the age range. 4 children age 8ys-18ys
2. Please confirm the maximum number of carers who would be resident at the property at any one time. 3 between the hours of 9-5 (Monday-Friday) and 2 members of staff 24/7
3. Are carers permanently resident at this property? No
4. If the carers are not permanently resident at the property please advise if they operate on a shift basis? If so, please give a detailed account of the what time carers would arrive at the property, leave the property, any handover meetings which take place and how long these meetings would roughly take and if there would be an overlap of staff during these meetings please advise the maximum number of staff who would be on site during handover. Please confirm parking arrangements for staff. Staff will be a on rota completing a 2-4 shift pattern. The residential support workers shifts are 08.00-23.00 sleep in this is consistently for two days then have 4 days off. The staff team is of 6 care members to ensure the rota can work effectively on this shift pattern. Handovers every two days therefore 3 days a week there will be a need for handover. We have advised staff that only the manager's car is to be park outside of the home directly on

the drive. This shift pattern reduces how many handovers are needed and provides the consistently needed for children.

5. How many carers are required to be at the property during the day time? **Monday to Friday 3 (registered manager 9-5 included) and during weekends 2**
6. Please also confirm maximum number of day time carers when the home would be at full capacity. **2 + 1 (care manager)**
7. How many carers are required to be at the property overnight? **2**
8. Please also confirm the maximum number of night time carers when the home will be at full capacity. **2**
9. What level of care is required? **Childcare, we do not provide care for children with any type of physical disability or any type of personal care. The property will be used as the "family home feeling."**
10. Would there be any requirement for the provision of care at night where a member of staff would need to be awake and on duty during the night on a regular basis? **No, this may change if safeguarding matters occur. We would then commission a waking night staff.**
11. Will any meeting for health professionals or other professionals occur at the property? **Yes- sometimes.**
12. Please provide details of parking availability at the property. **The registered manager will be asking professionals to park on the road.**
13. Would the parents of the residents visit the property? If so, how frequently would these visits occur? **Under certain circumstances yes but a very rare occurrence.**
14. Would the children/residents each have their own bedrooms? **Yes**
15. Would the children/residents have use of all communal areas? **Yes**
16. Would carers and residents eat together? **Yes**
17. Would the children/resident bedrooms have locks? **Yes**
18. Are there any areas of the property to which the children/residents would not have access to? **Yes- office due to confidentiality and GDPR. Also, COSHH cupboards which also include any sharps and other risky items.**
19. Does the applicant have any experience in running children's homes? If so, how many do they own and where are these located? **Yes. 1 Gardeners View, Kirkby, L33 1RW. It is a regulated requirement that 95% of the staffing team must have previous experience working with children in residential and to become qualified within 18 months of working in the sector.**
20. Will the home be OFSTED registered? **Yes**
21. Has the proposed applicant contacted Council Social Services in regard to potentially housing children from the local area? What steps have been taken? **The client has liaised with Sefton council in relation to placements for children. We have recognised that the council has a need of such business and are keen to place children within the local authority.**

Typical Weekly Rota	Monday Start/End	Tuesday Start/End	Wednesday Start/End	Thursday Start/End	Friday Start/End	Saturday Start/End	Sunday Start/End
Employee 1	8am		8am				8am (shift starts)
Employee 2	8am		8am				8am (shift starts)
Employee 3			8am		8am		
Employee 4			8am		8am		
Employee 5					8am		8am
Employee 6					8am		8am
Total rota staff 6 plus manager							