Charles Safapour LTD

Planning Department
Wrexham County Borough Council
Planning Department, Lambpit Street, Wrexham, LL11 1AR

Re: Full Planning Application – Change of Use from C3 to C2 (Children's Home)

Site Address: *The Laurels, Bourne Terrace, Llangollen, LL20 7ST*
Applicant: *Charles Safapour Ltd*
Proposal: *Conversion of Existing C3 Dwelling into a Registered Children's Home (C2) with 24/7 Staff Support for a maximum of two children.*

Dear Sir/Madam,

I am writing to formally submit a full planning application for the change of use of the above property from a C3 dwellinghouse to a C2 Residential Institution, to operate as a registered children's home for up to two young person aged 7–17.

The property, *The Laurels*, is an existing three-bedroom detached bungalow, and the proposal involves no external alterations, structural works or changes to the building's footprint. The application seeks change of use only, with the home remaining visually and physically identical to its current form.

The young person will be supported by trained residential care staff on a 24-hour rota, with members of staff present at all times and brief, low-key shift handovers taking place at appropriate times. The use will be fully regulated by Care Inspectorate Wales (CIW) and operated in accordance with Welsh Government Quality Standards and Wrexham CBC safeguarding expectations.

This proposed development is designed to be low-impact, discreet and domestic in character, fully compatible with the surrounding residential environment. It will assist Wrexham Children's Services in meeting its statutory placement sufficiency duties, particularly in relation to locally delivered, small-scale, single-occupancy care provision.

Documents Submitted

The following documents are submitted in support of the application:

1. Completed Planning Application Form
2. Site Location Plan (on portal)
3. Site Block Plan (1:500) – Plan Ref: TQRQM25324112401557
4. Existing/Proposed Floor Plans

5. Planning Statement
6. Design & Access Statement
7. Management & Safeguarding Plan
8. Travel Management Plan
9. Parking Plan
10. Statement of Community Involvement

Further supporting information can be provided upon request.

Request for Validation & Determination

We kindly request that this application is validated at the earliest opportunity.
Should the Planning Officer require any clarification, additional documents, or wish to arrange a site visit, I would be pleased to assist without delay.

Thank you for considering this application. We look forward to engaging positively throughout the determination process.

Thank you for your support,

(Saf) Charles Safapour