Pre Planning Statement for Bryn Rhedyn, 34 Heol Llywellyn, Coedpoeth, Wrexham, LL11 3PB

Full planning permission is sought for the change of use of the property from a dwelling house to a therapeutic residential children's home (falling within Use Class C2) caring for a maximum of three children between the ages of 9 and 17 years. There would be a maximum of three staff present on the site. The manager or deputy would also be present Monday-Friday 0900-1700 that can be included in these numbers.

Bliss Care and Support do not intend on making any structural changes to the building. The house would remain in its current capacity. Bliss Care and Support would seek to cosmetically improve the interior and exterior of the property. These improvements would be similar in appearance to the existing shapes, colours, sizes and frames of the current windows, doors and decorative features. The house would also maintain health and safety improvements, Fire doors, smoke alarms, fire blankets, standard fire extinguishers and risk assessments.

The front and back door will have a chime on them to indicate if anyone was to leave or access the property within the working day and an intruder alarm to sound only on the inside of the home that will be set when staff retire to bed of a night that would make staff aware of anyone leaving or any intruders to the property as per usual household. No CCTV will be installed.

The waste produced in the house would be general household and no additional waste management would be required.

The property will provide a shared lounge, kitchen, Diner, and snug area (ground floor). The ground floor will also provide a staff office and separate staff bedroom located to the right side of the building. The first floor will provide three bedrooms for young people, a staff bedroom with en suit and a shared bathroom. Bin and bicycle storage will be within the existing rear yard.

With regard to the submitted floor plan, this will mean that on the first floor all 4 bedrooms will remain as bedrooms, the en suite bedroom being for a staff member. On the ground floor the kitchen will be used as the kitchen/diner, the dining area as a chill area for the young people, the living room as an office and the study as a staff bedroom.

The proposed use is a residential one. Whilst differing from a single household family home, its scale (constrained by the size of the property) is not significantly different from a single household, particularly in a 5-bedroom house. The proposal is to provide care in a therapeutic setting for up to three children aged between 9-17 years (under 14 years on referral) with low level complex needs with emotional and behavioural difficulties. With the exception of handover time (10:00am-10:30am hours), there would be a maximum of three adults present (ie a total of six people in a 5-bedroom house). Day to day activity associated with the use would (with the exception of staff comings and goings) be no different from a family home. The children will go to and from school and be taken to and from social activities in the evenings and at weekends. The young age of the young people would mean early curfews and minimal disruption to the neighbourhood. Noise and activity within the house will be the same as for a family home.

Activity associated with staff coming to and leaving the site will be limited to certain times of the day. At 09:00 Monday to Friday a manager will arrive. Between 10:00m and 10:30am each day two care staff will arrive and two care staff will leave. At 17:00 Monday to Friday the manager will leave. On Saturdays and Sundays the pattern will be reduced to 10:00am-

10:30am two care staff arriving and two care staff leaving. With the exception of the changeover time in the mornings, these times coincide with those when one night normally expect householders to be leaving for or arriving home from work and/or children to be going to or from school. This leaves the additional two members of care staff arriving and two members of care staff leaving in mid-morning. Such a level of activity cannot be considered likely to result in undue noise and disturbance which would give rise to significant harm to the residential amenity of neighbouring properties.

No other staff than those addressed above will visit the property (eg for cooking, cleaning, etc). Meetings with professionals such as therapeutic workers will take place off site. There will be a visit from each young person's social worker once every three months and an independent visitor once a month during school hours. This level of frequency of visits is so low as to have a negligible impact on amenity.

Ample parking is available on site for staff and visitors so will therefore not give rise to any undue noise and disturbance arising from the use of the house. The level of comings and goings associated with residents and staff is only marginally greater than that which might be expected from a 5-bedroom property. It should be noted that the neighbouring houses are all of the same type and can reasonably be assumed to be 5-bedroom properties.

Local residents will be consulted in the proposal of a children's home and invited to an open day we are planning to hold upon gaining registration with CIW to show them around the home itself, make them aware of our complaints policy and build positive relationships to allow and open and honest communication base along with regular consultations and feedback questionnaires to ensure we maintain that positive relationship and act appropriately in the event of any concern or complaint being raised.