

NOISE & ANTI-SOCIAL BEHAVIOUR MITIGATION PLAN

Prepared on behalf of: Praveen Videlap

Site address: 29 Cartmel Close, Unsworth, Bury, BL9 8JA

Application type: Full Planning Permission

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1.0 Introduction

This Noise and Anti-Social Behaviour Mitigation Plan has been prepared by Inhaus Planning on behalf of Praveen Videlap in support of the application for Full Planning Permission for the change of use of 29 Cartmel Close, Unsworth, Bury, BL9 8JA. It demonstrates that the proposed two-place use will not give rise to any material increase in noise or anti-social behaviour compared with the property's existing residential use.

2.0 Nature of the Use

The proposed home accommodates a maximum of two young people and operates as a small-scale, domestically-scaled residential use. Two residents and their supporting staff create a household profile comparable in noise and activity to a small family. The use involves no amplified events, gatherings, commercial activities, or any use that would generate noise above that of ordinary residential occupation. Unlike an unsupervised family dwelling, the home benefits from continuous professional staffing at all hours, meaning any potential noise or disturbance can be identified and addressed immediately by a trained adult.

3.0 Noise Management

The Registered Manager will implement and enforce a noise management policy setting clear expectations for staff and young people regarding noise levels within and around the property. Televisions, music systems, and other equipment will be used at appropriate volumes having regard to the time of day and proximity of neighbouring properties.

From approximately 9 pm to 8 am, noise within the property will be actively managed to ensure no disturbance to neighbouring residents. Young people will be supported to transition to their bedrooms at appropriate times. Night-time staffing on the first floor — with both a sleep-in room and a staff office immediately adjacent to residents' rooms — ensures any night-time disturbance is addressed immediately. All maintenance works will be carried out during normal working hours.

4.0 Behaviour Management

The behaviour management approach is grounded in positive behaviour support and trauma-informed principles. Staff are trained to recognise early indicators of emotional dysregulation and to intervene calmly before escalation. Individual behaviour support plans are tailored to each young person's specific needs. The two-place group size is itself a highly significant protective factor: with only two residents, peer escalation dynamics — the principal source of noise and disturbance in larger homes — are fundamentally eliminated.

5.0 Prevention of Anti-Social Behaviour

Young people will be supported to understand the expectations of community living through keyworking, social skills development, and restorative conversations. Where placement risk assessments identify histories of anti-social behaviour, specific preventive strategies will be agreed with the commissioning

authority and embedded in care and behaviour support plans. The home will maintain a proactive working relationship with Greater Manchester Police's neighbourhood policing team.

6.0 Incident Management and Response

All noise or ASB incidents are recorded in the incident log and reviewed monthly. Where any incident affects a neighbouring resident, the Registered Manager will make direct contact promptly, explain the action taken, and discuss preventive measures. The Good Neighbour Plan provides a direct informal contact mechanism for neighbours with a commitment to respond within 24 hours.

7.0 Staffing and Oversight

Continuous 24-hour professional staffing is the most significant single factor in managing noise and ASB at the home. The upstairs configuration — with a sleep-in room and a dedicated staff room on the first floor, immediately proximate to both resident bedrooms — ensures that night-time oversight is maximally responsive. This level of oversight significantly exceeds that of a conventional family dwelling.

8.0 Conclusion

This Plan demonstrates that the proposed two-place children's care home will operate in a manner entirely compatible with the residential character and amenity of Cartmel Close, Unsworth. The very small scale of the home, the professional staffing model, and the robust behaviour management framework combine to make the proposed use less likely to give rise to noise or anti-social behaviour than many conventional residential uses. Bury Metropolitan Borough Council is respectfully invited to conclude that there is no material planning objection on grounds of noise or ASB.