PLANNING APPLICATION SUPPORTING DOCUMENT

GOOD NEIGHBOUR POLICY

90 Turks Road, Radcliffe, M26 4QB

Proposed family-style children's home for up to two children



SECTION 192 / TWO-CHILD PROPOSED-USE LDC

Prepared for the property owner • November 2026

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APPLICATION BASIS

Fresh section 192 proposed-use application for a maximum of two children. The earlier proposed-use certificate (Bury ref. 73423) relates to one child and is not itself authority for two-child occupation. The incoming operator is not yet appointed.

1.0 Purpose, application scope and accountability

This policy accompanies a fresh section 192 application for an increase at 90 Turks Road from the earlier one-child proposed-use model (Bury reference 73423) to a proposed maximum of two children. It supports the small-scale domestic character of the property and sets out neighbour-facing safeguards capable of being adopted by the incoming care operator.

The property owner is the applicant and is not a named children's-home provider. A future externally appointed, appropriately registered operator will manage children's care, staffing, visits, complaints and day-to-day implementation. Before two-child occupation, it will incorporate this policy within its full site-specific Management Plan and staff induction. The operation must remain within the terms of any LDC issued.

CORE PLANNING ENVELOPE

Maximum two children aged 7–18; planned placements only; no emergency admissions; normal two care staff and maximum three staff on the property including management/handover; two off-street car spaces; no public-facing use, signage, subdivision or external alterations.

2.0 Nature and intensity of the home

The home will be a single domestic residence for children who need regulated care. It is not a hostel, respite or crisis facility, clinic, school, HMO or accommodation for unrelated paying guests. The children will follow ordinary household routines, use shared domestic spaces and have private bedrooms. There will be no advertised public access, organised events, group meetings or commercial servicing.

3.0 Residents, placement stability and daily routines

The incoming operator will match admissions carefully to the property, the staffing model and the needs of any child already living there. The second child will be admitted only following a planned assessment of compatibility and welfare. Where possible, normal patterns of education, rest, mealtimes, family contact and leisure will be maintained; this policy does not seek to impose unrealistic silence or restrictions on normal childhood activity.

4.0 Staffing, arrivals, departures and conduct

4.1 Staffing and handover

The routine care model is two care staff on shift. A third person may attend as a manager or during a managed handover, but no more than three care/management staff will be on the premises at any one time. Incoming and outgoing staff will be staggered and handover discussions held indoors. The full site-specific Management Plan will fix the rota and overnight arrangements within these limits.

4.2 Staff behaviour

- Arrive and depart quietly, particularly at early or late hours; do not hold conversations in the roadway or at the frontage.
- Do not idle engines, repeatedly sound horns, play vehicle music loudly or slam car doors.
- Do not smoke, gather, or use the street or frontage for staff meetings.
- Park lawfully and without blocking dropped kerbs, footways, private drives, junctions, bins or emergency access.
- Respect neighbouring privacy and avoid discussing the children's identities or personal circumstances.
- Notify the manager promptly of any complaint or emerging neighbour concern.

5.0 Professional visits and safeguarding privacy

Professional attendance by social workers, educational and health professionals, placing-authority personnel and regulators will normally be arranged in advance and kept proportionate. Family contact will be subject to care and safeguarding plans. Exceptional unplanned statutory or safeguarding visits may be necessary and cannot be prohibited; any associated disturbance will be minimised. Neighbours will not be expected to supervise the children and confidential care information will never be disclosed.

6.0 Noise, outdoor areas and residential amenity

6.1 Day-to-day sound

Normal household sound will be managed in a considerate manner. Staff will keep music and television at reasonable levels, supervise activities proportionately, and use calm de-escalation and support plans where any child experiences distress. Distress will be managed in accordance with safeguarding and therapeutic practice, not through punitive silence rules. No external group events or amplified outdoor entertainment are planned.

6.2 Outdoor and evening activity

Private outdoor areas will be used for ordinary domestic enjoyment. Staff will discourage late-night gatherings and unnecessary external conversations, while allowing age-appropriate recreation. Property maintenance and contractor activity will be scheduled at conventional daytime hours where practicable, excluding urgent safety repairs.

7.0 Parking, access and travel courtesy

The property has off-street parking for up to two cars. Routine care staff will have priority. The operator will consider the travel mode of any third on-site staff member and stagger visits and handovers so that three staff do not automatically create three parked vehicles. Visitors will receive clear instructions before attending. No new access, hardstanding or external parking layout is proposed.

Risk	Preventive control	Owner of action
Staff overlap causes parking pressure	Staggered sequential handovers; up to three staff on site inclusive of managers	Registered Manager
Professional visits coincide with shifts	Advance booking and alternative travel / visit times	Shift lead
Obstructive parking	Induction rules, rapid corrective instructions and incident log	Manager
Neighbour concern	Direct contact, investigation and review of rota or visit times	Manager

8.0 Waste, maintenance and appearance

The property will present as a normal semi-detached dwelling. No commercial signs, branded frontage or external institutional apparatus are proposed. Domestic bins will be stored appropriately, placed out for collection at suitable times and returned promptly. External areas and the frontage will be kept tidy and safe; necessary property repairs will be undertaken promptly. There will be no clinical or commercial waste servicing pattern as part of this proposal.

9.0 Neighbour contact, complaints and review

Once appointed, the operator will provide a non-emergency contact route for neighbours, managed by the Registered Manager or nominated duty person. The operator will acknowledge routine written concerns within two working days wherever possible, investigate and aim to provide an initial substantive response within ten working days. Complex or safeguarding-sensitive issues may take longer; the complainant will receive a progress update without disclosure of confidential child information.

1. Record the date, nature and location of the concern in a neighbour contact log.
2. Check relevant staff rota, visitor or parking records and discuss facts with those involved.
3. Take proportionate corrective action, including parking instruction, revised visit timing or staff supervision.
4. Inform the neighbour of the non-confidential outcome and how to raise further concerns.
5. Review repeated themes in management meetings and document any changes to procedures.

Emergency danger should be reported through the appropriate emergency services. A planning enforcement complaint may be made directly to the Council if the use is believed to exceed any certificate. The policy does not restrict statutory regulators or public authorities.

10.0 Operator adoption and key commitments

This policy is an applicant-proposed operational commitment. The incoming operator will adopt it, populate the contact details, train staff, and keep it under review with its full Management Plan. Nothing in a later management review may increase the certified maximum of two children or three staff/carers concurrently on the premises without further planning consideration where necessary.

Pre-opening item	Required position
Responsible manager / contact	Named, contact details circulated as appropriate
Staff induction	Good Neighbour Policy and parking instructions completed
Occupancy and staffing	Two-child ceiling and three-staff ceiling explained to all teams
Management Plan	Site-specific document completed and aligned with certified use
Property	Private bedrooms, welfare, fire safety and overnight accommodation verified

REFERENCES AND SOURCE DOCUMENTS

MHCLG, Planning Practice Guidance: Lawful Development Certificates
https://www.gov.uk/guidance/lawful-development-certificates

Ofsted, Children's homes registration policy (updated 10 July 2026)
https://www.gov.uk/government/publications/register-a-childrens-home/childrens-homes-registration-policy

The Children's Homes (England) Regulations 2015
https://www.legislation.gov.uk/uksi/2015/541

Bury Council, SPD11 Parking Standards in Bury (adopted 11 June 2025)
https://www.bury.gov.uk/planning-building-control/planning-policy/supplementary-planning-advice/supplementary-planning-document-11-parking-standards-in-bur

Application-specific evidence: previous 90 Turks Road one-child submission and its submitted supporting statements; Bury application 73423; supplied Bury LDC precedent decisions for 7 Brocklehurst Avenue (72901), 109 Windsor Road (72930 and 73056) and 149 Wood Street (73157). Original decision notices should be appended where relied upon.