

NOISE & ANTI-SOCIAL BEHAVIOUR MITIGATION PLAN

Prepared on behalf of: Praveen Videlap

Site address: 29 Cartmel Close, Bolton, 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, Bolton, BL9 8JA to a children's residential care home. The purpose of this document is to demonstrate that the proposed use will not give rise to any material increase in noise or anti-social behaviour when compared with the property's existing use as a residential dwelling.

The document addresses the nature of the proposed use, the management measures in place to prevent and respond to noise and anti-social behaviour, and the staffing model that ensures professional oversight of the property on a continuous 24-hour basis.

2.0 Nature of the Use

The proposed children's residential care home will operate as a small-scale, domestically-scaled residential use accommodating up to three young people. The home will function, in planning and operational terms, as a family home. Young people will sleep, eat, study, and spend leisure time within the property in a manner that is entirely typical of any residential dwelling.

The use does not involve any amplified music events, parties, gatherings, commercial activities, or any other form of use that would be expected to generate noise levels above those typical of a family of equivalent size. The staffing model maintains professional supervision at all times, which is a significant additional factor when compared with an unsupervised family dwelling in terms of the management of noise and behaviour.

3.0 Noise Management

The Registered Manager will implement and enforce a noise management policy that sets out clear expectations for staff and young people in relation to noise levels within and around the property. Televisions, music systems, and other noise-generating equipment will be used at reasonable volume levels having regard to the time of day and the proximity of neighbouring properties.

During the late evening and night-time hours — broadly from 9 pm to 8 am — noise levels within the property will be actively managed to ensure that they do not cause disturbance to neighbouring residents. Young people will be supported to transition to their bedrooms at appropriate times as part of the structured daily routine, with reasonable flexibility for older residents nearing adulthood, and staff will ensure that communal areas are managed quietly during night-time hours.

Any maintenance or repair works to the property will be carried out during normal working hours, Monday to Friday, and will be notified to immediate neighbours in advance where the works are expected to generate any significant noise. The provider will not undertake any external building or construction works outside of these hours without prior agreement with the local authority and affected neighbours.

4.0 Behaviour Management

The home's behaviour management policy is founded on positive behaviour support principles and a trauma-informed approach. Staff are trained to understand the emotional and psychological factors that underlie challenging behaviour and to respond therapeutically rather than punitively. This approach significantly reduces the likelihood and frequency of episodes of highly disruptive or agitated behaviour.

Individual behaviour support plans will be in place for each young person, tailored to their specific needs, triggers, and effective de-escalation strategies. Staff will be skilled in recognising the early indicators of emotional dysregulation and will intervene early and calmly to prevent escalation. The small group size of the home is itself a significant protective factor, as it reduces the peer dynamics and group contagion effects that are more prevalent in larger residential settings.

5.0 Prevention of Anti-Social Behaviour

The provider is committed to ensuring that young people do not engage in anti-social behaviour within the property or in the surrounding community. Young people will be supported to understand the expectations of community living through keyworking sessions, social skills development, and restorative conversations following any incidents.

Where a young person's placement risk assessment identifies a history of anti-social behaviour, specific preventive strategies will be agreed with the commissioning authority and incorporated into the care plan and behaviour support plan. The home will work proactively with Greater Manchester Police's neighbourhood policing team to ensure that any community-based concerns are identified and addressed at the earliest possible stage.

6.0 Incident Management and Response

All incidents of noise disturbance or anti-social behaviour, whether within the property or in the surrounding area, will be recorded in the home's incident log and reviewed by the Registered Manager. Where any such incident involves a neighbouring resident's amenity, the Registered Manager will make direct contact with the affected neighbour to apologise, explain the action taken, and discuss any preventive measures.

The home's Good Neighbour and Community Engagement Plan provides a direct contact mechanism for neighbouring residents to raise concerns informally and immediately. The provider's commitment is to respond to any concern within 24 hours and to resolve any legitimate issue as quickly as possible.

7.0 Staffing and Oversight

The continuous 24-hour staffing model is the single most important factor in managing noise and anti-social behaviour at the home. Unlike an unsupervised family dwelling, the proposed use ensures that qualified professionals are present and alert at all hours of the day and night, with both the authority and the training to manage any behavioural incident promptly and effectively.

Night-time staffing will ensure that any noise or disturbance occurring within the property during the night is addressed immediately by a member of staff, preventing any potential nuisance from persisting or escalating. This level of oversight significantly exceeds anything that would be present in a conventional residential dwelling and represents a material planning advantage in terms of amenity protection.

8.0 Conclusion

This Noise and Anti-Social Behaviour Mitigation Plan demonstrates that the proposed children's residential care home will operate in a manner that is entirely compatible with the residential character

and amenity of the surrounding neighbourhood. The combination of a small resident group, a highly trained staff team, a robust behaviour management policy, and continuous professional oversight means that the proposed use presents a lower risk of noise disturbance and anti-social behaviour than many forms of conventional residential occupation.

Bury Metropolitan Borough Council is respectfully invited to conclude that there is no material planning objection to the proposed use on grounds of noise or anti-social behaviour.