



Responses of Objections posted against application ref 73402: Change of use from a dwelling (Use Class C3) to a children's home (Use Class C2) for up to 2 children

Property Address: 385 Manchester Road, Bury, BL9 9QU

Objection

I wish to register my objection to the above planning application for the change of use of 385 Manchester Road Bury from a dwelling to a children's home. The fact the children are to be cared for in a separate dwelling suggests their behavioural problems are such that they cannot live with other children. There is little information available in the application and that which is, in the Modus Operandi statement, makes considerable mention of: Respond to incidents / Behaviour Support Plans / Risk Management Plans and De-escalation strategies apparently leading to:

Reduced behavioural escalation/Fewer incidents requiring emergency response/ Calmer household routines/ Lower noise levels/ Reduced community disruption.

All of this suggests that potentially serious/emergency incidents, problem behaviour and loud noise are to be expected. The walls of these building carry noise very easily and there is no mention that plans are in place for additional sound proofing for example.

Response

The submission of the Modus Operandi statement does not suggest the issues raised by the Objector will arise.

The intention being that the children would have the benefit of good quality accommodation within a family environment. Occurrences of issues such as problem behaviour could occur whether this property was used for housing under use class C2 or C3. The difference in this case is that under a C2 use, the issues would be mitigated with standard operating procedures that would be put in place, as opposed to a C3 use where such procedures wouldn't be in place.

Incidents of loud noise would be common, or perhaps more common, were this property to remain in its current use class without the custodianship of the professional staff. We consider such incidents will not arise as there are procedures in place to make sure any noise is within normal levels as stipulated by Environment Health.

Appropriate sound insulation between two properties is a matter/requirement of Building Regulations and should not be replicated via planning unless there is a specific land use which warrants it. As the number of children being proposed to be living at the property is to be limited to two, this would be similar to what would be anticipated within a family home.

However, should the Council deem it necessary, further measures such as sound insulation treatment (upgrade) to the existing wall can be added but, in our view, it should not be taken, that generation of noise from two children under C3 use is acceptable and not in a C2 use just because of the Change of Use.

Please refer to appeal ref: APP/C1055/W/25/3358360 which dealt with noise incidents, concluding that noise generated under C2 would not be uncommon to that generated under C3.

Objection

I understand that the children may be being placed in this setting because they are unable to cope in other environments and may require additional support. I fully appreciate that they should be provided with the appropriate care and support to meet their individual needs.

However, my concern is that if the children have significant emotional or behavioural difficulties, this could potentially result in disruption for neighbouring residents. In particular, noise disturbance during the night or in the early hours of the morning could have a considerable impact on those living nearby.

I believe the children's needs would be better accommodated in a suitable detached property, where there would be greater separation from neighbouring homes and less potential for disturbance. This would, in my view, provide a more appropriate environment for the children while also minimising the potential impact on surrounding residents.

Response

There is no suggestion whatsoever within this application that the children being placed in this household are unable to cope in any other environment.

The National Planning Policy Framework (The Framework) states that the objective of significantly boosting the supply of homes needs to ensure that the needs of groups with specific housing requirements are addressed. Similarly, a Written Ministerial Statement of 23 May 2023 set out the Government's commitment to support the need for children's homes in the right place within a sustainable community.

The benefits of mixed and vibrant communities in their approach to sustainable placemaking reflects the Framework in its aspirations for good design so long as other policies relevant to the protection of safe communities and residential amenities are met.

The children to be housed at the application site would be akin to any other children in a family setting residing at the house. To suggest these children should not be housed at the application site due to their needs is discriminatory and against the objectives of the Framework.

Occurrence of such issues as raised by the Objector could occur whether this property was used for housing under use class C2 or C3. As such incidents of loud noise would be common, or perhaps more common, were this property to remain in its current use class without the custodianship of the professional staff. We consider such incidents will not arise as there are procedures in place to make sure any noise is within normal levels as stipulated by Environment Health.

As pointed out in the first objection, appeal ref: APP/C1055/W/25/3358360 dealt with noise incidents, concluding that noise generated under C2 would not be uncommon to that generated under C3.

However, should the Council deem it necessary, further measures such as sound insulation treatment (upgrade) to the existing wall can be added.