

Application Ref.	PA/2025/1696 – C-1965801
Location	89 Longshaw Drive, WORSLEY, MANCHESTER, M28 0BD
Proposal	Change of use of existing three bedroom dwellinghouse (use class C3) to a Children's Care Home for up to 2no children (use class C2)
Consultee	Salford Environment Officer (DM)
Date	17/02/2026

Thank you for consulting me on planning application

Air Quality

The proposed development is not within the Greater Manchester Air Quality Management Area. The scale and nature of the development is not likely to have a significant impact on traffic. As such I have no objections to the development on Air Quality Grounds.

Noise

Noise can have a significant adverse impact on health, quality of life and amenity enjoyed by individuals and communities. Noise is a material planning consideration as outlined in policy PH1 of the Salford City Council Local Plan, and the National Planning Policy framework

The proposed development is a 3 bedroom link-detached residential dwelling house, within a predominantly residential area. The adjacent use is a community hub and café. The proposed use would see the class change from C3 to C2 and use as a children's care home.

The planning statement outlines the use of the property, which would accommodate 2 No. children at one time together with two staff members who will provide 24/7 supervision. The statement sets out measures to prevent any potential noise / disturbance which *may* occur over and above the use of the property as a residential use, including the supervision, a formal complaints procedure and a 28-day assessment period.

An office would be located in the 'linked garage' and it is noted an objection relates to potential noise from the office space transmitting through the party wall. It is accepted that an office use *may* give rise to some noise (phone calls etc) however such noise levels would not be significantly over and above a usual residential use, particularly with the prevalence of home working.

Likewise I consider the potential noise from 2 No. *professionally supervised* children is unlikely to exceed the noise from a family residing at the dwelling. Due to the level of supervision, noise levels are potentially likely to be less.

Based on the above, I have no objection to the application on the grounds of noise.

Informative

The applicant MAY wish to consider applying additional noise insulation to their side of the office party wall to mitigate any possible noise transmission. If this is undertaken care should be exercised to ensure the noise insulation is fitted professionally, suitably isolated from the party wall and constructed without holes, gaps or other penetrations (including fixtures / fittings or electrical installations).

Land Contamination

I have no objection to the application on the grounds of land contamination.

Should you require any further information please do not hesitate to contact me.

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