

Northern Planning Committee

Updates

Date: Wednesday 20th August 2025

Time: 10.30 am

Venue: The Capesthorne Room - Town Hall, Macclesfield, SK10 1EA

The information on the following pages was received following publication of the committee agenda.

5. **23/2348M - WILMSLOW RUGBY UNION FOOTBALL CLUB KINGS ROAD, WILMSLOW, CHESHIRE EAST, SK9 5PZ: Full planning permission for engineering works comprising site reprofiling works, new drainage and installation of 3G sports pitch and associated external works (Pages 3 - 4)**
6. **24/4391/FUL - LAND WEST OF ALDERLEY ROAD, WILMSLOW SK9 1PZ: Demolition of existing buildings and erection of care home with associated parking, landscaping and access improvements. (Pages 5 - 8)**

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NORTHERN PLANNING COMMITTEE – 20th August 2025

UPDATE TO AGENDA

APPLICATION NO.

23/2348M

SITE LOCATION

Wilmslow Rugby Union Football Club Kings Road, Wilmslow, Cheshire East, SK9 5PZ

UPDATE PREPARED

18 August 2025

REPRESENTATIONS

Representations from 19no. properties have been received since the preparation of the report, including a comment from Residents of Wilmslow. The following issues have been raised:

- The proposed pitch would lead to an intensification of the site over the existing use and would lead to a material change of use of the site.
- The use of whistles can not be controlled as mentioned in the applicant's updated noise report.
- The Environmental Protection Officer on the 13th September 2023 recommended refusal on noise grounds.
- A traffic management plan should be agreed and enforced.
- A further technical memorandum relating to noise has been provided by EnviroSolution. It is claimed that using British Standard (BS) 8233 is not appropriate due to the type of noise that will be generated from the proposal.

Comments have been received from neighbouring properties reiterating the earlier comments and stating that the amendments have not overcome their initial concerns.

KEY ISSUES

Correction

Paragraph 10.32 of the original report mentions that the site is covered by flood zones 2 and 3, however the site is predominantly located within flood zone 1. Flood zone 1 refers to land with a low probability of flooding, specifically less than a 0.1% annual probability of river or sea flooding. Whilst flood zones 2 and 3 exist to the north of the site adjacent to the River Bollin, the actual area of the development (where the new pitch would be constructed) is covered by flood zone 1.

Additionally, at paragraph 10.24 the following abbreviations are used AGPA and AEC. AGPA refers to a Sport England document *Artificial Grass Pitch Acoustics* (2015). AEC refers to the applicant's noise consultant - Acoustic & Engineering Consultants Limited.

Assessment

With regard to the comments received in representation, the proposal would not lead to a material change of use of the site. The sports use of the existing site would not be changed.

It is agreed that it would be very difficult to enforce a restriction of whistles to be used with the new development. However, there is also no restriction currently so it would not be reasonable to include a restriction with any approval.

The initial consultee response from the Council's Environmental Protection Team included an initial objection due to a lack of information. Additional information (a noise impact assessment) has since been submitted and has overcome the initial objection from Environmental Protection.

It is agreed between the two noise consultants that the noise source from the proposed development is very difficult to assess, and it is for this reason that AEC have used other guidance in addition to the AGPA referenced by EnviroSolutions.

The comments from the neighbours are noted and no changes to the report are required.

CONCLUSION

The recommendation remains as per the main agenda report as approval subject to conditions.

NORTHERN PLANNING COMMITTEE 20 AUGUST 2025

UPDATE TO AGENDA

APPLICATION NO.

24/4391/FUL

LOCATION

Land West of Alderley Road, Wilmslow, SK9 1PZ

UPDATE PREPARED

18 August 2025

APPLICANT SUBMISSION

The agent has provided a revised elevation (ref M0209-122 C) and associated revised drawing issue sheet.

CONSULTEES

NHS Integrated Care Board (ICB) - no objection subject to contribution of £903 per dwelling.

Environment Agency – comments awaited

KEY ISSUES

Healthcare

NPPF chapter 8 and policy SC3 of the CELPS seek to support health and well-being through the planning process. Policy IN2 requires developer contributions to be sought to ensure necessary infrastructure is in place. The Council's Developers Contribution SPD seeks for mitigation to be sought on a case-by-case basis in consultation with relevant NHS partners. NHS services and infrastructure will be under evermore pressure due to population growth. In order to mitigate the impacts of the development on local healthcare, the NHS has requested a financial contribution of £903 per dwelling. This will need to be secured as part of a S106 Agreement. The requested contribution would support the requirements for increasing clinical and administrative capacity within local GP Practices. Given the late receipt of the comments from the NHS, agreement still needs to be reached with the applicant regarding any healthcare contribution. Further details will be provided as a verbal update at the meeting.

Employment Land

As noted in the original report, policy EG3 of the CELPS seeks to protect existing sites for employment unless: (i) premises are causing significant nuisance or environmental

problems that could not be mitigated; or (ii) The site is no longer suitable or viable for employment use and there is no potential for modernisation or alternate employment uses, and no other occupiers can be found. The policy sets out that case for alternative development on existing employment sites would be expected to meet sustainable development objectives in policies MP1, SD 1 and SD 2 of the Local Plan Strategy. All opportunities must be explored to incorporate an element of employment development as part of a mixed-use scheme. Whilst it is noted that the existing builder's yard office premises will remain on the adjacent site, and an element of employment development will therefore remain, it has not been demonstrated within the submission that the proposal would comply with policy EG 3.

Amenity

The agent has provided a revised elevation (ref M0209-122 C) which includes a window on the second floor of the southern gable on the west elevation. This window was shown on the submitted second floor plan but has been omitted from the previously submitted elevations. The window would serve a stairwell and is labelled on the revised elevation as 'obscured'. It can also be conditioned as non-opening. It would provide natural light to the stairwell but as conditioned would not result in overlooking concerns.

It is also recommended that the first and second floor windows to the west elevation double gabled end are obscurely glazed and non-opening below 1.7m from the floor level or the rooms/ spaces they serve. These windows serve a kitchen and stairwell. The laundry louvres should be designed to prevent overlooking. The reason for this is to ensure privacy of the garden to no. 9 Knutsford Road.

Manchester Airport

Section 8.12 of the report includes additional conditions requested by the airport. These are for exterior lighting to be capped at the horizontal with no upward spill, a glint and glare assessment for solar PV installations and landscaping plan to include pollarding of trees to avoid any trees exceeding 40m in height. The dust control condition is requested to include smoke control, with measures submitted for approval to be approved by Manchester Airport. These are included in the updated list of recommended conditions below.

Contamination

A number of conditions have been requested by Environmental Protection (EP) in relation to contamination on the site. Given the comments from the EP, relating to the site being located on a principal aquifer the Environment Agency (EA) was contacted again for comments, who have confirmed comments can be provided. Given the comments from EP regarding the potential contamination, it is considered to be necessary to wait for the response from the EA. In order to allow time for these to be received, a change to the recommendation is required to delegate the application to the Head of Planning, in consultation with the Chair, to approve, subject to the response from the EA.

PLANNING BALANCE / CONCLUSION

Whilst conflict with policy EG3 is acknowledged, an element of employment use is retained on the adjacent site, and as noted within the conclusion of the original report, there would be an increased level of employment on the site as a result of the development compared to that existing. In addition, whilst this conflict with EG3 is an adverse impact of the development, having regard to the presumption in favour of sustainable development within paragraph 11 of the NPPF this adverse impact would not significantly and demonstrably outweigh the benefits of providing much needed specialist housing provision, in a sustainable location, which is well designed and makes effective use of land. Accordingly, as in the original report, a recommendation of approval is made, subject to the outstanding response from the Environment Agency.

RECOMMENDATION

Delegate to Head of Planning, in consultation with the Chair of Northern Planning Committee, to approve subject to S106 agreement and the following conditions, and subject to response from the EA.

Conditions

- 1. 3-year time limit for implementation**
- 2. Development in accord with approved plans**
- 3. Materials to be submitted**
- 4. Landscaping details and implementation including boundaries**
- 5. Landscaping Management Plan to include details of maintenance of trees to a height below 40 metres.**
- 6. Windows to double gabled end on west elevation, serving the kitchen, stair wells permanently obscurely glazed and non-opening below 1.7m in the rooms/spaces they serve. Laundry louvres to be designed to ensure no overlooking.**
- 7. External lighting horizontally capped**
- 8. Accordance with submitted noise mitigation measures**
- 9. Dust Management Plan for minimising dust and smoke emissions during demolition / construction.**
- 10. Details of external energy efficiency measures e.g. solar panels, to include a glint and glare assessment.**
- 11. Biodiversity enhancements to be carried out**
- 12. Tree protection and special construction measures to be implemented**
- 13. Details of engineered designed 'no dig' hard surface construction to be submitted**
- 14. Contaminated land – updated Phase I, Phase II and where necessary, Remediation Strategy to be submitted**
- 15. Contaminated Land – Verification Report to be submitted**
- 16. Contaminated Land – imported soil to be tested for contamination**
- 17. Actions in the event contamination not previously identified found**
- 18. Construction management plan to be submitted**
- 19. Development to be carried out in accordance with Travel Plan**

- 20. 10% of energy to be secured from decentralised and renewable or low carbon sources**
- 21. Parking (including cycle parking) provided in accordance with submitted details prior to first occupation**
- 22. Details of a sustainable surface water drainage scheme and a foul water drainage to be submitted**
- 23. Nesting Bird survey to be submitted**