

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.