

## **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**