

**APPLICATION NO: 23/0539N**

**LOCATION:** Land in the Western Part of Basford East, Crewe

**PROPOSAL:** Full planning permission for Units 1-3 comprising a mix of Class B2 / E(g)(iii) light industrial / manufacturing and B8 warehousing & distribution uses and ancillary areas, together with access, car parking provision, landscaping (including buffers, habitat parks, nature trails), sustainable drainage features (ponds, swales and raingardens), ecological enhancements (wet meadows, woodland planting, wildflower grassland), and other associated works and infrastructure proposed within the northern part of the site, within the curtilage of Units 1 - 3.

Outline planning permission for the southern part of the site comprising a mix of Class E(g)(i) offices, B2 / E(g)(iii) light industrial/manufacturing and B8 warehousing & distribution uses, with all matters reserved including (access, appearance, landscaping, layout and scale) together with works and infrastructure associated with the southern part of the site.

**Amenity and Noise Impact**

The Council's Environmental Health Officer (EHO) has assessed the noise impact assessment of the original Environmental Statement (Chapter 13 Noise & Vibration) and also the updated acoustic information and mitigation measures provided within the Environmental Statement Addendum (ESA). The EHO raised no objections to the application but recommends planning conditions be attached as set out below.

The ESA specifically addresses noise implications from the repositioning of Unit 1, noise resulting from the operation of mechanical plant within the employment park and the impact of traffic noise on dwellings of the Taylor Wimpey (TW) site adjacent to the spine road accessing the employment area further to issues raised by the EHO.

The EHO has advised that following consideration of the additional and revised acoustic information of the ESA that noise issues relating to the overall development of the site, and mitigation of the impact (Phase 1) on the adjacent TW residential scheme, have been satisfactorily addressed.

The proposed mitigation in respect of the operation of the development includes the provision of a noise barrier (3.5m - 5.5m high) which will principally comprise landscape bunding between Units 1 & 3 and the eastern boundary of the site with the TW residential scheme (phase 1 - full application) is considered acceptable. This is required to be fully provided prior to the occupation of any units within phase 1.

In addition, as set out by the ESA, the EHO considers that traffic noise associated with vehicular movements generated by the proposed employment development will be satisfactorily mitigated through the upgraded specification of double glazing and trickle vents for specified dwellings of the TW scheme as well as additional 1.8 m high screen fencing to several plots for additional acoustic screening from the road. Importantly in securing these mitigation measures for specified dwellings of residential scheme adjacent to the access road, TW have advised that, *“Muse have confirmed that they will cover the reasonable costs for Taylor Wimpey in relation to the mitigation required.”*

A condition is therefore recommended to be imposed on Phase 1 (full application) to ensure that the mitigation as proposed is implemented.

Further to the consideration of the finding of the noise impact assessment in terms of the southern part of the site (outline component), and as shown on the indicative masterplan, landscaped bunding will be provided alongside the eastern site boundary to mitigate noise impact on the TW residential scheme. However, the detailed design and layout of the southern area of the application site requires reserved matters approval. The EHO considers a condition should therefore be imposed at this stage requiring that a detailed noise mitigation scheme is submitted and approved for this area of the site prior to the commencement of development.

Construction activities associated with a large development of this kind will inevitably have the potential to result in noise and disturbance to neighbouring properties. To mitigate these impacts on future occupiers of the neighbouring TW scheme, conditions are recommended in respect of both phase 1 (full) and the southern part of the site (outline) requiring the submission and approval of a Construction Environment Management Plan (CEMP) prior to the commencement of development.

## **CONCLUSION**

There are no suggested changes to the recommendation, but **additional conditions** should be added to the main report to address the Environmental Health Officer requirements in respect of noise mitigation as follows;

### FULL

41. Implementation of noise mitigation measures set out in Environment Statement (chapter 13 and ES Addendum) .
42. Submission and approval of CEMP prior to commencement of development

### OUTLINE

- 41 . Submission and approval of a detailed noise mitigation scheme prior to the commencement of development
42. Submission and approval of CEMP prior to commencement of development.