

NORTHERN PLANNING COMMITTEE – 9 JULY 2014

UPDATE TO AGENDA

APPLICATION NO: 14/1480M

**LOCATION HEATH LODGE, PARKGATE LANE,
KNUTSFORD, WA16 8EZ**

UPDATE PREPARED 7 JULY 2014

Environmental Health:

The application lies within an area where aircraft noise is above World Health Organisation guidelines and as such is likely to have a detrimental effect on residents health, wellbeing and amenity.

Whilst it is possible (given sufficient mitigation) to acoustically insulate the interior of buildings, it is not possible to provide any mitigation against aircraft noise in garden areas / areas of outdoor amenity.

Therefore this office considers that, whilst the area does contain existing residential properties in a similar acoustic environment the aim should be to REDUCE exposure to aircraft noise and as such the application should be REFUSED. This is consistent with our recommendation for nearby application 13/2935M

If, given the above considerations, the Council is minded to approve the application on the planning balance, it is *ESSENTIAL* the following conditions are attached to any decision:

1. All residential properties to be constructed in accordance with approved documents including the acoustic mitigation recommended in the acoustic report ref: NDT4536/14137 or such other standard to achieve recommended interior noise levels stated in BS 8233 : 2014 and as agreed with the LPA in writing.
2. The acoustic mitigation (windows, roof insulation and acoustic trickle ventilation systems) to be maintained throughout the use of the development.

Open Space Team:

As the proposals relate to a net increase of 12 properties, which would all be open market family homes, a Public Open Space contribution of £36,000 and a Recreational Open Space Contribution of £12,000 would be required. This money would be used at Shaw Heath Open Space and Play Area where we have sports and play facilities.

OFFICER APPRAISAL

The comments from Environmental Health are duly noted and are consistent with advice on similar schemes nearby ref 13/2935M – Parkgate Industrial Estate approved by Strategic Planning Board in March this year.

That application which was for a large number of residential properties at Parkgate Industrial Estate would experience comparable outdoor noise levels (due to aircraft/ the railway) to this application. Under that application it was considered that the harm to amenity would be outweighed by other considerations.

The outdoor noise likely to be experienced by future occupants when enjoying their garden would be similar to that experienced by existing residential properties around the site.

The proposals would deliver the following redevelopment benefits:

- 14 dwellings comprising a good mix of house types and sizes, which will help meet the Council's housing targets
- provide houses in an accessible and sustainable location
- financial contributions towards improvements in public open space and recreation space
- provide an opportunity to enhance and improve landscaping and boundary treatments to neighbours

The above factors need to be weighed against the clear concerns from Environmental Health which relate to the suitability of the site for residential development. The issue being the combined impact of industrial noise and aircraft noise impacting on the site.

It is acknowledged that it is impossible to mitigate the severe impact of aircraft noise on external gardens / amenity areas and this is contrary to the NPPF. However it is considered that the benefits above would tip the planning balance in favour of the development, subject to the suggested conditions recommended by Environmental Health being incorporated into condition 19.

In response to the comments from the Open Space Team it is suggested that the content of the legal agreement be amended to reflect these comments.

The calculations by the case officer were based on gross number of dwellings rather than net numbers.

The recommendation is to APPROVE subject to conditions and subject to a s106 agreement requiring a financial contribution of **£48,000** towards public open space and a payment to cover maintenance for 15 years