

STRATEGIC PLANNING BOARD – 22 February 2017

UPDATE TO AGENDA

APPLICATION NO.

15/4865M

LOCATION

Land at Adlington Business Park, Adlington

UPDATE PREPARED

17 February 2017

CONSULTATIONS

Environmental Health (Air Quality) – No objections subject to conditions relating to a travel plan and electric vehicle infrastructure

Contaminated Land – No objections subject to conditions relating to contaminated land

Adlington Parish Council - No objections subject to tree planting and other appropriate measures being taken to mitigate the impact of the development on nearby dwellings

REPRESENTATIONS

Two further letters of representation has been received from neighbouring properties objecting to the proposal on the following grounds:

- Noise assessment does not take into account 24/7 operation (only hours between 7.45 and 19.00.
- Noise levels are harmful to public health.
- Sound barrier will not remove this risk
- The grade II listed buildings have always had a rural setting and the proposed development will destroy that.
- Take issue with the assertion that the Industrial Estate was always going to extend into this field. Apart from its designation as Green Belt, the previous Preferred Route for the Poynton bypass would have completely cut off access and made the field impossible to develop.

APPLICANT'S SUBMISSION

The applicant has sought to address the issues raised in the report with the following submissions:

Other sites

Handforth sites zoned for retail

Position of acoustic fence

Old layout submitted, new layout now within updated noise report shows fence on boundary.

Public benefits of proposal

Public benefits outweigh harm to setting of listed building by some distance. More employment, less traffic in Macclesfield Town Centre and 3 further sites for much needed affordable housing.

Tests of Habitats Directive

Impact can be mitigated and Council's ecologist is satisfied with proposals.

Ancillary Trade Sales

This is a quarterly sale of old stock as Arighi Bianchi do at their existing warehouses, and takes place on a Saturday only 4 times per year. They are also carried out with far less staff than on weekdays so there is no increase in the parking requirement.

Access onto Bridleway

There is no vehicular access proposed onto the Bridleway.

RESPONSE TO APPLICANT'S SUBMISSION

The other sites that could be considered in Handforth are not allocated for retail use. They are employment sites.

It is not considered that the updated noise report can be accepted at this late stage as insufficient time remains for any re-consultation of interested parties. Furthermore, the revised fence position brings it very close to the front elevation of the listed barns, and their windows. The revised position may therefore raise more issues than it solves.

The public benefits identified are noted, but are still not considered to be sufficient to outweigh the harm to the designated heritage asset.

Whilst the Council's ecologist is satisfied with the mitigation, two of the three tests of the Habitats Directive are not adequately met – overriding public interest and no satisfactory alternative – for reasons explained in the original report.

The ancillary trade sales are not considered to result in any significant highways issues, and given that no access is proposed onto the Bridleway, the impact upon this right of way is considered to be acceptable.

CONCLUSIONS

As in the original report a recommendation of refusal is made.