

Dealt with by: Environmental Health

Our Ref: SMD/2021/0231

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Date: 11th June 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Adderley Mill Adderley
Cheadle**

PROPOSED DEVELOPMENT

Demolition of disused industrial buildings; erection of 4 detached houses, and re-location of site access

Potential Areas Of Environmental Concern.

1. Noise – Industrial, commercial and road traffic.
2. Contamination – Former use of the mill for potentially contaminative uses, including manufacture of materials for the pottery industry

General Comments.

Noise

A noise assessment has been provided to support the application (Peak acoustics report ref. NM1906206NR Rev 1.0 23/10/2020)

It is clear from the noise assessment that relatively high levels of industrial, commercial noise and road traffic noise dominate the site.

The sound level readings at M2 (Plots 1 and 2) clearly make this area of the site unsuitable for residential dwellings - 61dBA daytime and 53dBA night time. The report cites road noise but there is a commercial/agricultural site on the opposite side of the road to M2. Mitigation including enhanced glazing is proposed but residents living in these properties would reasonably expect to open windows at night for ventilation, the reported noise levels would most likely prevent this happening without sleep disturbance. Ground floor level noise barriers would have negligible attenuation effect on noise transmission into 1st floor bedrooms. This is a mainly rural area and residents should reasonably expect to use open windows as a means for ventilation.

The readings at M1 (plots 3 and 4) adjacent to a light industrial site have been assessed under BS4142. The results indicate significant adverse impacts. The noise causes in particular are likely to cause disturbance to future occupiers including grinder noise, materials being dropped, worker radio noise, HGV engine noise. Mitigation is proposed in the form of a 3m high fence but given the type of noise, range of

sources and size of the business area (large yard and building) noise is likely to diffract over the fence and still cause annoyance and likely complaint especially in garden areas. Night time noise does not appear to be an issue in this area. There appears to be a time restriction on the site under SMD/2009/0019 condition 3.

The assessment proposes mitigation to minimise adverse noise impacts which is not an elimination of adverse impacts. Based on current night time noise levels in the area of plots 1 and 2 and the noise types and levels for plots 3 and 4 this site is currently unsuitable for residential development. It is difficult to consider what mitigation would adequately address the types and levels of noise given the proximities of the sources. Complaints against existing commercial operations would be likely if permission was granted.

Contamination

The applicant has noted that the site may contain contamination in the application and has subsequently submitted a Groundsure Enviro Insight report (2018) in support of the application.

The report essentially lists the site history and the potential hazards associated with the site. Whilst, this is important and relevant information, the applicant has not used this information to provide a preliminary risk assessment of these potential risks or present and initial site conceptual model (e.g . <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm/lcrm-stage-1-risk-assessment>)

Therefore, there is insufficient information at this stage to assess the potential risks the past use of the site may pose to future occupiers.

Recommendation and Conditions

The Environmental Health Department would recommend refusal of the proposed due to potential adverse noise impacts on future occupiers (as outlined above) , and insufficient information to assess the risk posed to future occupiers from any historical contamination that may be present.