

Dealt with by: Environmental Health

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Date: 8th February 2022

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 noise (recommend refusal)
2. Contamination – Former use of the mill for potentially contaminative uses, including manufacture of materials for the pottery industry. (Condition)

General Comments.

Comments on noise assessment 11th June 2021

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.

Comments re. Updated Noise Assessment 8th February 2022

A site visit was made to the area. The industrial unit was operating and noise from it was audible at the site boundary, it was not masked by road traffic noise as reported in the updated noise assessment. One door was open and loud industrial work was ongoing. The industrial unit was not at capacity so from a noise perspective it could be likely to increase as demand for services increase.

The type of industrial noise likely is grinding, drilling, hammering, reversing beepers and HGV engines idling. There will also be ancillary noise caused by staff radios and shouting etc. Some outdoor working is required.

An updated BS4142 assessment has been submitted with this application, this assessment significantly differs from the previous noise assessment provided with this application. It predicts the noise rating level (noise level + penalty) will be significantly lower than the representative background sound levels. The previous assessment predicted that the rating level would exceed background noise significantly, we would tend to say this is more representative of the situation we witnessed. This updated lower level appears to be caused by the use of an extended shared garage as a barrier along a portion of the boundary but noise will not be eliminated in total. Plot 4 is on the site boundary and noise from the industrial will inevitably be audible inside the house. Noise will likely diffract over the barrier and impact plots 2 and 3 to some extent.

Both assessments require that the rating level at the residential units does not exceed 48dB La90 in order to satisfy amenity requirements, how will achieving this level always be possible when noise emissions are controlled in the main by the industrial operator. If this level is exceeded then the implication is amenity will be compromised and so complaint likely. This appears by default to place a noise limit on the industrial unit and potentially restrict how the operator can develop their business.

The high levels of noise reported in the area of unit 1 is reportedly caused by road traffic noise and can be addressed through the proposed sound insulation.

It is our opinion that developing Adderley Mill into a residential site will likely compromise the neighbouring light industrial unit operations and place noise restrictions on its activities.

Recommendation and Conditions

The Environmental Health Department recommend refusal to the proposed development due to significant risk of adverse noise impacts on future occupiers and the likely compromising of existing industrial operations.