

Noise Services

A detailed noise assessment was undertaken, including noise monitoring across the site to determine the existing noise levels from sources such as the motorway and nearby commercial uses. Computer noise modelling enabled predictions of noise across the site from existing sources to ensure suitable noise mitigation measures were provided on the development. The noise model was also used to determine the impact of the road traffic noise from the development on nearby existing residential users.

The assessment concluded that, with suitable noise mitigation, the site was suitable for residential use. The impact of the development on the existing noise sensitive properties was determined to be not significant.

Air quality Services

Consultation was carried out with the local authority and it became clear that monitoring of levels of nitrogen dioxide within and around the development site would be needed. Monitoring was completed over a twelve-month period and, during this time, an air quality model was developed.

The air quality model predicted the potential impact of emissions from road traffic associated with the proposed development on local air quality, our assessment concluded that the air quality impact would not be significant and the site is suitable for residential development, with appropriate design.

Action and Outcome

Due to the COVID-19 pandemic, the inquiry was held on-line and our team provided oral evidence virtually. The local authority agreed that, subject to the imposition of appropriate planning conditions, there are no air quality or noise reasons for refusing the appeal scheme and did not offer any evidence to the inquiry for these specialisms. The Save Peel Hall Campaign Group was granted Rule 6 status at the inquiry and our team withstood extensive cross-examination by them.

The Inspector recommended that the appeal be allowed. The Secretary of State agreed, the appeal was allowed, and planning permission was granted.



Background

Our client submitted a planning application for a new residential neighbourhood, with mixed commercial and leisure uses at Peel Hall, Warrington, which was refused by Warrington Borough Council in 2017.

An appeal by our client in 2018, including noise and air quality evidence provided by others, was dismissed. However, our client challenged that decision in the High Court and the decision was quashed in October 2020. Miller Goodall were appointed to provide noise and air quality evidence to support a further public inquiry, which was undertaken in September 2021.

Proposition

The development is adjacent to the M62 motorway and close to other heavily trafficked roads and thus could be affected by noise and by poor air quality. The scale of the development meant that there was potential for the development to create adverse impacts on existing residents close to it. The effect of the proposed development on the following areas were considered as part of the inquiry:

- Existing noise sources around the site and the impact of new sources;
- Existing air quality impacts and the impact of the development on existing residential areas.

Off-site operational mitigation measures included improvements to roundabouts and junctions. On-site operational mitigation measures included a travel plan, infrastructure to promote sustainable modes of transport, and provision of bus services within the proposed development

PEEL HALL,
WARRINGTON

Noise and Air
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Witness Evidence
for Planning Inquiry