

Digbeth Birmingham



A & J Mucklow & Co. Ltd applied to Birmingham City Council for outline planning permission to redevelop an industrial site on Digbeth High Street for mixed residential and commercial use. The new development, of two six-storey blocks, included internal courtyards and rooftop gardens. The site is on a noisy main road within an air quality management area.

The City's Environmental Protection Unit required detailed noise and air quality assessments as part of the planning application. Previous assessments conducted by a mainstream UK consultancy had been rejected, prejudicing the success of the application.

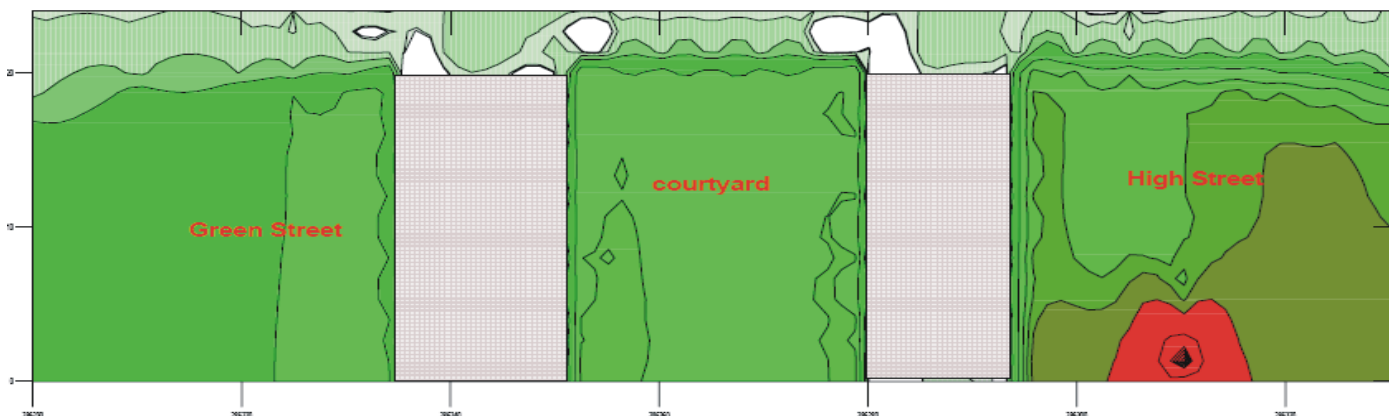
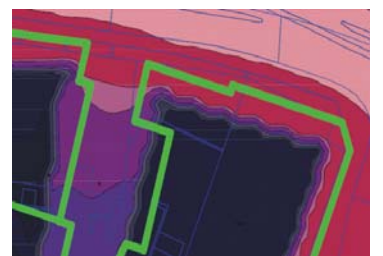
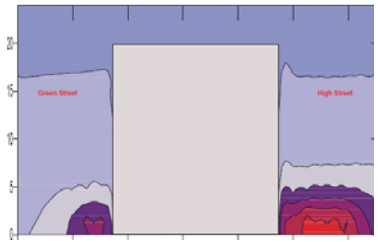
The Airshed conducted detailed assessments of air pollution and noise from road traffic and noise from nearby pubs and clubs.

An advanced dispersion model was used to predict traffic pollution, including the pattern of dispersion with height and within the courtyards, to help demonstrate that air quality impacts would be acceptable.

Noise levels on the High Street were predicted using a computer model. This concluded that road traffic noise levels were close to the level where planning permission should normally be refused. Levels in the protected courtyards however were very low, which helped persuade the Council that the development was appropriate.

In common with other city centre sites, the proposed development is adjacent to a busy club with regular discos and live music. The proposed design was amended to minimise potential loss of amenity to future residents, without compromising the commercial aspects of the development.

The noise and air quality assessments have been approved by the City Council and the development approved subject to reasonable planning conditions.



The Airshed