



14<sup>th</sup> August 2014

Jaguar Estates  
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Dear Jonathan

**Re: Residential Development, Queensgate, Huddersfield, HD1 2RR  
Planning Officer Comments Letter Ref 2014/60/91958/W**  
**Our Ref: 1917.11/2**

Further to receipt of comments on our report ref. 1917.11/1 from Bill Topping, Major Developments Officer at Kirklees Council, please find our response set out below.

Mr Topping comments that the report does not adequately consider noise impact from the nearby Broadbents building used for grinding. The report is based on observations and measurements taken at the time of the survey and, based on our experience of the area and anecdotal comments by current building users, conditions at the time were understood to be typical. For example, we have data from measurements previously undertaken on Chapel Street in 2009 for different purposes, and the daytime measurements are compared below.

May 2009;

Time	$L_{Aeq}$	$L_{Amax}$	$L_{A90}$	$L_{A10}$	Comments
15:30   15:46	59.2	75.0	56.4	60.2	Local and distant road traffic noise
16:09   16:19	59.1	72.9	56.6	59.8	Fan noise from Queensgate House

BTA Location 3, October 2014;

Date	Time	$L_{Aeq}$	$L_{Amax}$	$L_{A10}$	$L_{A10}$	$L_{A90}$	Comments
09/10/13	14:33	58.5	74.3	69.3	58.6	55.3	Distant traffic, occasional passing car, faint plant noise from Queensgate House
09/10/13	15:49	57.2	65.4	60.3	58.4	55.7	
09/10/13	05:44	51.2	67.0	60.0	53.5	46.0	Distant traffic
09/10/13	06:14	56.2	73.9	67.2	55.8	52.3	Distant traffic, occasional passing car, faint plant noise from Queensgate House
09/10/13	07:03	59.4	75.9	71.0	60.5	53.9	

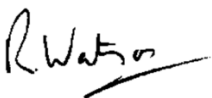
As can be seen, the ambient noise level during typical daytime working hours is around 59dB  $L_{Aeq}$  on both surveys and other parameters are broadly of similar magnitude. In both surveys it was noted that road traffic and mechanical plant noise from the nearby Queensgate House were the most prominent noise sources. In addition, we contacted Kirklees Council prior to undertaking the survey and spoke with Martin Wood EHO to discuss the survey methodology based on the noise sources expected in the area. Broadbents manufacturing noise was not particularly identified as a prominent source of noise in the area and we anticipate that the existing noise control measures that Broadbents may have in place do suitably control noise emission from the site. In addition, we are not presently aware of any specific complaints relating to noise from Broadbents at the various other noise sensitive buildings in the vicinity.

On the basis of the above, our opinion is that the measurement results reflect normal conditions at the development site. Notwithstanding this, it appears that the existing Broadbent machinery may operate without restriction and therefore further assessment to address this may be warranted. This will likely require provision of noise measurement data of the Broadbent machinery and processes that may operate, or alternatively further noise measurement at site during operation of the machinery/processes in order to quantify noise impact at the development site and subsequent design of appropriate noise mitigation, e.g. enhanced glazing and ventilation.

Mr Topping criticises taking noise measurements at ground floor level. This method is required by relevant guidance and standards such as BS7445 and, as road traffic and ground level mechanical services noise were identified as being the prominent noise sources, then this measurement position is appropriate. Should further assessment of the potential manufacturing noise egress from the Broadbents building be undertaken then it is correct that this should consider noise emission from the roof, as well as other potential acoustic weak-points such as door/window openings facing onto Chapel Street, at ground level.

Mr Topping also comments that the report does not consider “the potential noise problem between retail/café and upper floor student accommodation”. We assume this is referring to potential sound transfer between the retail units and residential flats within the new building. The stated premise of the report is to assess the existing ambient noise climate in order to inform suitability of the development for residential accommodation and the design of acoustic mitigation measures in order to provide a suitable internal noise environment for residential use. Consideration of the internal sound insulation between spaces within the building will be undertaken during the detailed building design and appropriate sound insulation will be incorporated for the proposed uses, for example with reference to British Standard 8233: 2014, ‘Guidance on sound insulation and noise reduction for buildings’. As a minimum, there will need to be sufficient internal sound insulation to satisfy the requirements of Building Regulations Part E, which includes sound insulation between non-residential and residential spaces.

We trust the above to be clear and of assistance, please contact us if there are any questions.



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