

Consultation Response from KC Environmental Health – Pollution & Noise Control		
2018/92593		
Auctions Cafe Bar, Jessops Mill, 10 Station Road, Batley, WF17 5SU		
Alterations to convert former mill into 20 apartments and change of use of nightclub (sui generis) into a wine bar (a4) (within a Conservation Area)		
Date Responded: 31st January 2019	Responding Officer: Dion Gervin	Responding Ref: WK/201816551
I have reviewed the Environmental Noise Survey prepared by Paul Horsley Acoustics Ltd – Reference number – J2787- Dated 28th November 2018. The survey has determined the existing noise sources in the local area and has recommended some attenuation measures. The report is ultimately satisfactory but I have recommended conditions below to ensure the future occupants are protected from excessive noise. Ventilation The survey indicates that additional room ventilation is required in order to achieve thermal comfort in the residential properties. I have recommended a condition below to ensure this is achieved. Acoustic trickle vents in this situation would not be a sufficient way of ventilating the properties. <u>Recommended conditions</u> The separating walls, floors and ceilings between the A4 use and adjoining residential units shall achieve a minimum sound insulation performance standard of at least DnT,w + Ctr 53dB. Before the residential units are first occupied verification that this standard of sound insulation has been achieved shall be submitted to and approved in writing by the Local Planning Authority Reason: In the interests of the residential amenities of the future residents in accordance with Policy EP4 of the Kirklees Unitary Development Plan. All external windows to all potential residential units shall be provided with a glazing system as specified in the Acoustic Report by Paul Horsley Acoustics Ltd J2787- dated 28th November 2018. The report details that the acoustic properties of a double glazing system containing a 8.8 Pilkington Optiphon / 6 to 20mm airspace / 12.8 Pilkington Optiphon, laminated glass – air – laminated glass combination as per their Pilkington Optiphon system, installed within acoustically enhanced frames so that a sound insulation of Rw 47 dB with an Rw+C 45 dB and Rw+Ctr 40 dB minimum is achievable should be installed. A glazing system of this standard shall be installed in all habitable rooms in the development and thereafter be maintained. Reason: In the interests of the residential amenities of future residents in accordance with Policy EP 4 of the Kirklees Unitary Development Plan Hours of use and amplified music from A4 use Unless otherwise agreed in writing by the Local Planning Authority, the A4 use hereby permitted shall not be open to customers outside the hours of 08.00hrs to 23.00hrs on any day.		

Reason: In the interests of the residential amenities of future residents in accordance with Policy EP4 of the Kirklees Unitary Development Plan.

Music or any other amplified sound played within the A4 use hereby approved shall be restricted to background levels and shall not exceed 80Db LAeq (1hour) measured within the premises.

Any plant and equipment associated with the wine bar should be selected to operate at least -10 dBA below the lowest area background (LA90 dB) when considered outside the closest residential premises

Reason: In the interests of the residential amenities of future residents in accordance with Policy EP4 of the Kirklees Unitary Development Plan.

Ventilation

Prior to development commencing a ventilation scheme to show how habitable rooms to all residential units shall be ventilated without the need to open windows shall be submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots.

Reason: In the interests of the residential amenities of future residents in accordance with Policy EP4 of the Kirklees Unitary Development Plan.