

DCAdmin

From:
Sent: 27 November 2018 16:47
To: DCAdmin
Cc:
Subject: 2018/93134
Attachments: PNC KP20A WK_201819429 27_11_2018 16_28_32 60682.doc; 2907AH - Rev A - Residential Noise Survey - NOVA Acoustics Ltd.pdf

Evening,

Please see my response for the following after receiving a noise survey from the consultant:

2018/93134

Prior approval from change of use from office (B1) to 13 residential dwellings (C3) (within a Conservation Area)

Yorkshire Bank, 1 Commercial Street, Batley, WF17 5HN

I have also attached an amended report which has been provided by the consultant. Can this be uploaded on to the online portal please.

Many thanks

Graduate Environmental Health Officer

01484 221000 please ask for Dion Gervin or ext: 78536

Investment and Regeneration

Flint Street, Huddersfield, HD1 6LG

**Town and Country Planning Act 1990
Application for Permission to Develop Land**

Response from Pollution & Noise Control

PNC Reference No:	WK/201819429
Name of Planning Officer dealing with the matter:	Nia Thomas
Application Number:	2018/93134
Proposed Development:	Prior approval from change of use from office (B1) to 13 residential dwellings (C3) (within a Conservation Area)
Location:	Yorkshire Bank, 1 Commercial Street, Batley, WF17 5HN
Date Required By Planning:	19/10/2018

COMMENTS

I have reviewed the Noise Survey prepared by Nova Acoustics - Project Number 2907AH dated 14th November 2018 and it is satisfactory in addressing the noise climate in the area. I had concerns that The Wellington pub was not mentioned in the report. I contacted the noise consultant to discuss, to which it was clarified why The Wellington pub was not mentioned and why two different glazing specifications have been recommended. Section 3.1 explains the reasons for this. The data analysis that was undertaken assessed the noise data and as a result of this analysis specific glazing has been recommended for different sections of the development. In align with the findings from the report the following minimum sound reductions need to be achieved, prior to first occupation to ensure the amenity of the future occupants is protected:

- Bedrooms at the northern facade require a minimum sound reduction of 29.0 dB Rw + ctr and 36.0 dB Rw.
- Living rooms at the northern facade require a minimum sound reduction of 28.0 dB Rw + ctr.
- Bedrooms and living rooms at the southern facade require a minimum sound reduction of 34.0 dB Rw + ctr and 39.0 dB Rw.

- Ventilation with a minimum $D_{n,e,w}$ of 39.0 dB should be installed in all habitable rooms

Recommendations and mitigations have been provided in section 4.2.2 of the noise survey prepared by Nova Acoustics - Project Number 2907AH dated 14th November 2018. All glazing described in Table 13.0 - Glazing SRI shall be installed as recommended and the minimum sound reductions shall be achieved i.e.:

North-Eastern Façade

Living Rooms Double Glazing 6 mm Glass / 16 mm argon Cavity / 8.8 mm Pilkington Optiphon™ Glass achieving an attenuation of 35 Rw + Ctr 41 Rw

Bedrooms Double Glazing 6 mm Glass / 16 mm argon Cavity / 8.8 mm Pilkington Optiphon™ Glass achieving an attenuation of 35 Rw + Ctr 41 Rw

Southern and Eastern

Living Rooms - Double Glazing 6 mm Glass / (6 - 16 mm Air Cavity) / 6 mm Laminated Glass achieving an attenuation of 33 Rw + Ctr 38 Rw

Bedrooms Double Glazing 6 mm Glass / 16 mm argon Cavity/ 6.8 mm Pilkington Optiphon™ Glass achieving an attenuation of 34 Rw + Ctr 40 Rw

Partition Floor

A commercial unit is located on the ground floor of the proposed development. The aforementioned noise survey has considered this and determined that a minimum sound reduction of 53 dB $D_{nt,w} + Ctr$, 10dB above the level stated in the building regulations is required. The report has provided recommendations in improving the sound insulation between the ground level and the 1st and 2nd floors in section 4.2.2 (e). The report assumed that the existing floor is a minimum of 150mm concrete which is predicted to provide a sound reduction of 50 dB $D_{nt,w} + Ctr$. As described in 4.2.2 (e) the following upgrades need to be installed to ensure sufficient sound reduction prior to first occupation of the dwellings:

- Suspended metal frame ceiling
- Min. 1 x 12.5mm SoundBloc plaster board

Roofs

If the development has rooms within the roof space, the roof system this will require additional sound insulation to achieve appropriate internal noise levels. If the roof, is being utilized as a voided loft space with thermal insulation the following detailing is not required. The ceilings in the roof space should consist of 100mm 45kg/m² fitted tightly between the 200mm roof joists and 2no. 15mm SoundBloc plasterboard fixed to resilient bars to achieve a uniform sound reduction. The expected performance as predicted within INSUL software is shown in the following table. Any other configuration of roof that would achieve at least these insulation figures will be suitable for the development.

Ventilation

The report recommends that an alternative ventilation system is required to fully protect the amenity of future occupants. Table 14 of the aforementioned noise survey has provided a ventilation specification which give the impression of achieving the required attenuation. However there is a lack of detail into how the whole development will be properly ventilated. More detail is required to show how each habitable room will be suitably ventilated and therefore I have recommended the following:

Ventilation to habitable rooms

Before development commences, a ventilation scheme to show how habitable rooms to dwellings on all plots without the need to open windows, shall be submitted to and approved in writing by the LPA. All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots. These works shall be retained and maintained in accordance with the manufacturer's instructions, for the lifetime of the development.

Reason: In the interests of amenity of the occupiers of these properties and to accord with the requirements of policy EP4 of the Unitary Development Plan

Date:	27-11-2018	Officer:	01484 221000
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