

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2019/91459 - 16-18 Cloth Hall Street, Huddersfield, HD1 2EG.		
Prior approval from change of use of first and second floor offices to 10 residential units (within a Conservation Area) - Further or Amended Plans/Information Received		
Date Responded: 23 July 2019	Responding Officer: Richard Hume	Responding Ref: WK/201914661
Noise In our original consultation response dated 30 May 2019 we advised of the concerns that we had regarding likely noise in the area potentially having an adverse impact on the future occupiers of the proposed development. We recommended that a noise assessment needed to be carried out and any necessary noise mitigation measures detailed before the application could be determined. A Noise Assessment Report by Peak Acoustics dated 10 July 2019 (ref: NM3105192NR) has now been submitted. The report details measurements of day time and night time noise levels in the area including those at the time of a live event at the nearby licensed premises. The assessment identifies that road traffic noise is the main regular noise source with additional noise from events at night at the nearby licensed premises resulting in elevated noise levels around the proposed development. To mitigate against these noise sources the report recommends a 6/150/6mm secondary glazing system to windows on the façades most affected by noise (shown as Zone 1 at part 1.7 of the report) together with acoustic ventilation. It also recommends a lesser standard of glazing and acoustic ventilation to the façades shown in Zone 2. With these mitigation measures the report predicts that the indoor sound levels will be within those recommended in BS 8233:2014 and also entertainment from nearby premises will be attenuated to less than Noise Rating 25 (NR25). I consider that the report makes a satisfactory assessment on the existing noise climate affecting the proposed development and also makes satisfactory noise mitigation recommendations for the glazing and background ventilation. However some aspects of the finished design need to be clarified. It is understood (from another planning application for the premises) that the glazing area at the property is to be reduced from the existing and replaced with some unglazed infill areas. The report is unclear on the acoustic properties of these proposed infill areas which obviously need to provide a suitable acoustic performance. This information is therefore required. The report provides recommendations for acoustic ventilation but this is only for background ventilation. Achieving the required indoor sound will require the windows at the property to be kept closed, therefore opening windows for additional ventilation, in particular for controlling thermal comfort in warmer weather, will cause unacceptable indoor sound levels to arise. Therefore details of the provision of alternative ventilation, additional to background ventilation, is required. This additional ventilation needs to be able to help prevent overheating and provide thermal comfort in warmer weather without opening any windows that need to be kept closed for noise mitigation purposes.		

Recommended Conditions

Implement agreed noise mitigation measures

Before the development is brought into use, the noise mitigation measures recommended in the Noise Assessment Report by Peak Acoustics dated 10 July 2019 (ref: NM3105192NR) shall be installed and shall be retained thereafter.

NC9 Noise Mitigation Scheme - Condition

Before alterations to the external façades commence, a report specifying the noise mitigation measures that are to be provided to any areas of infill that will replace any existing glazing shall be submitted to and approved in writing by the Local Planning Authority. These mitigation measures shall be sufficient to ensure the indoor target sound levels specified in the Noise Assessment Report by Peak Acoustics dated 10 July 2019 (ref: NM3105192NR) are not exceeded.

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

NC7 Ventilation of habitable rooms if windows need to be kept closed - Condition

Because windows need to be kept closed to prevent excessive noise levels, before alterations to the external façades commences, a ventilation scheme shall be submitted to and approved in writing by the Local Planning Authority. The Ventilation Scheme shall show how habitable rooms of the apartments shall be provided with sufficient ventilation to help control thermal comfort and avoid over heating during hot weather without the need to open windows.

All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots and retained thereafter.

NF7 - Footnote to accompany condition NC7

A ventilation scheme that meets the performance specification given in Part 6 of Schedule 1 of the Noise Insulation Regulations 1975 is likely to be acceptable. Trickle ventilation alone is unlikely to provide sufficient ventilation to help control thermal comfort without the need to open windows and would therefore not be acceptable. The self-generated noise of any proposed mechanical ventilation needs to be specified and demonstrated that it does not cause target noise levels to be exceeded.