Consultation Response from KC Environmental Health – Pollution & Noise Control		
2019/91505 **The George Hotel, St Georges Square, Huddersfield, HD1 1JA**		
Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area)		
Date Responded: **25-06-2019**	**Responding Officer: Dion Gervin**	**Responding Ref:** **WK/201910715**

Noise

I have reviewed the application and I have concerns in regards to noise from several sources affecting the residential aspects of the development. I assume that from the information provided in the application that there will be guests staying for a varying amount of time in the apart hotel. As such, those individuals who stay for longer periods of time have a higher likelihood of being exposed to noise which may be excessive and over time can cause disturbance. Above the ground floor commercial uses, there are three floors of the apart hotel proposed. In particular those on the first floor are at a higher likelihood to be disturbed by the various noise sources and I would always recommend that these are let to more short staying guests to minimise potential long term noise disturbances. However, if sufficient noise attenuation measures are in place then this might not be a significant issue.

The commercial uses of the application, especially where they share a party wall or floor, affecting the residential use of this application are of a concern. This includes noise from the function room, spa, plant room, café bar/diner and any external plant equipment associated with these uses. I am concerned that noise from the rail traffic and nearby licensed premises have the potential to affect the residential aspect of the development. Therefore, I have recommended that a noise report is completed to address all of these concerns. A condition is detailed below.

Contaminated Land

I have had a look at the application from a contaminated land perspective and even though there are over 10 residential units proposed I do not feel contaminated land conditions are necessary as no excavations works are proposed. In addition, our internal mapping systems have not flagged this site as being potentially contaminated however I would advise that an unexpected contaminated condition is placed on the application as a cautionary measure.

Hours of use

There is a potential that the noise associated with bars, restaurants and cafes can cause disturbance if open at unreasonable times. I have therefore specified reasonable hours of use for these uses below.

Air quality

<u>Recommended conditions</u>

Noise

Before development is brought into use a report specifying the measures to be taken to protect the residential part of the development from noise from external sources including transport and noise sources within the development shall be submitted to and approved in writing by the LPA. The report shall:

(i) Determine the existing noise climate
(ii) Predict the noise climate in bedrooms (night-time) and other habitable rooms (daytime) of the development
(iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

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.

A competent person should undertake any noise survey and developers may wish to contact the Association of Noise Consultants http://www.association-of-noise-consultants.co.uk/Pages/Links.htm (01736 852958) or the Institute of Acoustics http://www.ioa.org.uk (01727 848195) for a list of members.

Hours of use

There are A3, A4 and other uses proposed as part of the development. To ensure that the residential properties are not adversely affected by noise, I recommend that the hours of use are conditioned.

Reason:

Hours of use: customers (A3 use)

The use/development hereby permitted shall not be open to customers outside the hours of 6:00 to midnight Monday to Saturday and 8:00 to 23:00 Sundays and Bank Holidays.

Reason:

Hours of use: customers (A4 use)

The use/development hereby permitted shall not be open to customers outside the hours of 8:00 to 00:00 Monday to Saturday and 9:00 to 23:00 Sundays and Bank Holidays.

Reason:

Deliveries

There shall be no deliveries to or dispatches from both the A3 and A4 uses outside the times of 7:30 to 23:00 Monday to Friday and 8:00 to 20:00 Saturdays and Sundays.

Contaminated land

In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save

for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with Policies ……. and the NPPF.

Air Quality

Speak to Andrew Jameson