

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2020/92553 - 7 Cherry Tree Centre, Huddersfield, HD1 2ET

Change of use of 1st floor office to one residential unit (within a Conservation Area)

**Responding Date:
11 June 2021**

**Responding Officer:
Mohammed Nasim**

**Responding Ref:
WK/202023413**

Comments

The proposal is for the development of a residential apartment above existing retail space. The last usage of the 1st floor was office space with the ground floor unoccupied retail space. The area is mixed residential and commercial in nature and typical of a town centre location.

The applicant has submitted a Noise Impact Assessment authored by Clover Acoustics Ltd dated 24 May 2021 Ref 4538-R1. A baseline noise survey was carried out over a typical 24hr period on Saturday 20th March 2021 in order to assess the impact of noise from the surrounding area on the proposed development. The survey was conducted at two monitoring positions (MP) representative of the affected facades to the front (MP1) and rear (MP2).

Due to lower traffic volumes due to the Covid Pandemic, the report states a 1.4dB correction to the measured background data has been applied. A summary of the monitoring results at MP1 and MP2 is shown in tables on pages 12 and 13. Both facades exceed the levels in BS8233 and so mitigation is recommended in the form of glazing and this is specified on pages 14 and 15. No mitigation is required externally as there is no identified external amenity space.

The report makes reference to the ANC Acoustics Ventilation and Overheating guidance stating a Stage 1 risk assessment would indicate the front living and bedroom spaces are expected to be at a medium risk and rear living and bedroom spaces are expected to be at negligible risk from disturbance by road traffic noise when windows are open. It goes on to say that there is no reason why windows cannot be opened for purge ventilation or personal preference and should therefore remain openable. However, in doing so, the occupiers would be exposed to a high level of noise. Acoustic 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 and so alternative ventilation will be required to the front facade. A condition is recommended in order to protect the amenity of future occupiers.

The applicant has submitted a sound insulation audit authored by Clover Acoustics Ltd dated 25 May 2021 Ref 4538-SI-R1. An initial sound insulation survey of the party floor surface between the proposed residential apartment and the ground floor commercial premises was carried out on Tuesday 23rd March 2021. A visual inspection of the floor surface was not possible due to ceiling and floor coverings.

The findings of the report show the party floor surfaces between the 1st floor proposed residential and the ground floor retail indicates a performance of 48dB $D_{nTw+Ctr}$ which meets with the required standard of 43dB $D_{nTw+Ctr}$ where the ground floor premises is used for typical retail shop purposes. However, if a restaurant, bar, café or other noisier businesses are considered for the ground floor space, then a further enhancement in performance would be required.

The findings of the report are accepted but a condition is recommended to address the ventilation issue.

Recommended Conditions

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

Before construction commences, a ventilation scheme for rooms where windows need to be kept closed to prevent excessive noise levels shall be submitted to and approved in writing by the Local Planning Authority. The ventilation scheme shall provide the following information –

- Identify which rooms of which plots referenced back to the approved Noise Assessment require a ventilation system
- The acoustic specification of the proposed ventilation system demonstrating that when operated it will not cause indoor noise target levels to be exceeded
- The ventilation Scheme must demonstrate how habitable rooms of the development shall be provided with sufficient ventilation to help control thermal comfort and avoid over heating during hot weather without the need to open windows. This should include details of the air intake location and any summer bypass for any heat recovery system including a calculation for air changes/hour. A Standard Assessment Procedure (SAP) assessment would be acceptable to demonstrate that a risk of overheating is minimised.

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. Acoustic 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.