

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2021/93305 - 61-65 New Street, Huddersfield, HD1 2BQ
Change of use and conversion of existing buildings, erection of split-level seven storey extension comprising four-storey stairwell, five-storey roof-top tower block and enclosed courtyard to form 31 dwellings and sub-division of the retail unit forming 61-63 New Street (Listed Building within a Conservation Area)
**Responding Date:
23 September 2022**
**Responding Officer:
Mohammed Nasim**
**Responding Ref:
WK202228335**
Comments
Noise

In our comments dated 21 January 2022, we asked for a further report/addendum report to address areas of concern and one of those was the impact of Covid upon the acoustic environment. The applicant has submitted an Environmental Noise Survey, Noise Break-in Assessment & Sound Insulation Scheme authored by NOVA Acoustics dated 09 June 2022 Ref 7856SA which states a new environmental sound survey was carried out from Friday the 27th of May 2022 to Monday the 30th of May 2022. Two measurement positions (MPs) - one at the front façade of the property (MP1) and the other at the rear façade (MP2) were chosen in order to collect representative sound levels at the proposed development during the daytime and night-time periods and these locations are shown in Figure 1.0. A summary of the results is shown in table 1 with the report stating both environmental noise surveys (Ref 7062SA and Ref 7856SA)) have been assessed and the highest values from both are presented. The night time L_{max} levels are shown in table 2. A +3dB penalty has been applied to the measured day time and night-time noise levels to account for the intermittent component of the plant noise emissions

In order to correctly specify the required sound reduction, the façades have been divided into two colour groups: red and green and appropriate models of glazing and ventilation for each façade colour are shown in tables 4 to 8. Secondary glazing and double-glazing options have been given for both façades as it is thought the new extension to the building is likely to have double-glazing installed. This will need to be stated.

Due to the elevated noise levels, secondary ventilation is required and the report proceeds to recommend through wall ventilation and an acoustic specification is given for a Greenwoods MA3051 unit to be installed in living rooms and bedrooms to both facades and this is accepted. The report predicts the internal levels will meet with the internal requirements of BS8233 based upon the submitted information and also on reasonable assumptions for the façade and roof construction. A spec is given where rooms are within the roof and this must be adhered to.

Section 6 assesses the noise from the proposed commercial units both on the ground floor and in the adjacent buildings. These commercial units are currently vacant, and their intended use is not known. As assumption is made that they will be retail units which are not expected to generate high levels of noise but this will need to be clarified. To ensure the amenity of future residents is fully protected, it is recommended within the report that the separating floor achieves a minimum of 10.0 dB above the criteria shown in Part E of the Building

Regulations. This means the floors and walls must score a minimum of $53\text{dB } D_{nT,w} + C_{tr}$ when tested for airborne sound attenuation and a specification for materials and construction is given. This figure is contrary to the West Yorkshire Planning Consultation Guidance document which requires the applicant to demonstrate that the airborne sound insulation performance of the party wall/ceiling of the development is of a minimum of $55\text{dB } D_{nT,w} + C_{tr}$ and whilst there is only a slight difference in levels, we would ask that the upper level is met.

Based upon assumptions for the construction, the report shows the current sound insulation will not meet with the required level and so a specification is given for the floor and wall construction to achieve the level of attenuation required.

The findings of the new report are accepted and conditions to implement the proposals are recommended. However, yet again, no detail is given on any levels of noise from the use or for the collections of the commercial waste which services the commercial units and is stored in Albert Yard. We again ask that this is considered and/or clarified and how this may impact upon the amenity of the occupiers of the proposed development site as further mitigation may be necessary.

Recommended Conditions

NC1 Implement Agreed Noise Mitigation Measures – Condition

Before the development is first brought into use all works which form part of the sound attenuation scheme as specified in the Environmental Noise Survey, Noise Break-in Assessment & Sound Insulation Scheme authored by NOVA Acoustics dated 09 June 2022 Ref 7856SA -

- a) shall be completed; and
- b) written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Report have been achieved, then a further scheme shall be submitted for the written approval of the Local Planning Authority incorporating further measures to achieve those noise levels. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

Reason: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

NC3 - Noise mitigation measures (where they are required and their specification) - Condition

Before construction work commences, a further noise assessment report shall be submitted to and approved in writing by the Local Planning Authority. The report must:

- Consider the effects of the noise from the use of the commercial refuse area in Albert Yard
- Clearly show which habitable rooms in which apartments will not achieve satisfactory

indoor sound levels with windows open and for these rooms provide a detailed specification of the noise mitigation measures that are necessary. Any necessary alternative ventilation scheme must demonstrate how habitable rooms of these apartments shall be provided with sufficient ventilation without the need to open windows.

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

Reason: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

NC5B – For use where proposed commercial and residential share a party structure (floor / ceiling or wall etc) – Condition

Before the development is brought into use, the developer shall provide written evidence to the Local Planning Authority to demonstrate that the airborne sound insulation performance of the party floors, walls and ceilings of the development is of a minimum of $55\text{dB } D_{nT,w} + C_{tr}$. If it cannot be demonstrated that the aforementioned airborne sound insulation performance has been achieved, a scheme incorporating further measures to achieve the sound insulation performance shall be submitted for the written approval of the Local Planning Authority. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned sound insulation performance level has been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

Reason: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.