

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/93374 14 - 18, King Street, Huddersfield, HD1 2QE		
Change of use of first and second floor, erection of extension to form 3rd floor and external alterations to form 9no. apartments (Within a Conservation Area)		
Responding Date: 23rd February 2022	Responding Officer: Shirley Reynolds	Responding Ref: WK/202129839
<p><u>Comments</u></p> <p>This Response is in relation to further information being provided by the Applicant in the form of a noise Report. The Condition with regard to an Odour Assessment in the previous Response dated 7th October 2021 remains in place.</p> <p>We have reviewed the Noise Report by Nova Acoustics dated 17/01/2022. The Report is site specific, it identified the potential noise sources that could affect the amenity of future occupiers and supplied details of the assessments conducted at two locations representing the future residential properties. The Report demonstrates that specialist glazing will have to be provided and that windows would have to remain closed to prevent loss of amenity due to noise.</p> <p>We agree with the information provided in the Report in regard to glazing mitigation and make the following comments with regard to Ventilation and Noise Insulation.</p> <p>Ventilation and thermal comfort</p> <p>The paragraph titled, “Open Window Assessment and Ventilation Strategy” concludes that if the only means of ventilation to the occupiers was provided by opening windows the noise levels internally are predicted to be above what is recommended. From the information provided it is difficult to assess if the number of non-purge vents suggested in Appendix E, would be sufficient to replace the ventilation which would normally be provided by opening windows.</p> <p>We therefore require further information to demonstrate the details of the ventilation scheme and how it will protect the amenity of future occupants from thermal discomfort.</p> <p>Noise Insulation where residential shares a party wall/floor/ceiling</p> <p>Section 6 (Noise Breakthrough Assessment) of the Report recommends examples of floor and wall construction to achieve necessary sound attenuation. We have received further information by Email from Acumen Designers and Architects, dated 17th February confirming that the construction shown in the report is predicted to achieve 55 dB DnT,w + Ctr.</p> <p>Summary</p> <p>The findings of the report are accepted, however conditions are recommended for a further noise report with site specific details of an alternative ventilation scheme, a Condition to provide evidence of the noise insulation levels achieved within the residential units sharing party walls/ceiling/floors with commercial properties is also required in order to protect the amenity of future occupiers of the development.</p>		

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 Noise Report dated 17/01/2021 produced by Nova Acoustics:

- 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.

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 these 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. 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.

