

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2022/93522 first floor, 27 Market Street, Milnsbridge, Huddersfield, HD3 4ND
Prior notification for change of use from Commercial, Business and Service (Use Class E) to one dwellinghouse (Use Class C3) (within a Conservation Area)
Responding Date:
21st November 2022

Responding Officer:
SR

Responding Ref:
WK202237122

Comments

We have reviewed application 2022/93522 and make the following comments and recommendations.

Noise

We are concerned that noise from commercial premises and possibly road traffic will detrimentally impact the amenity of future occupiers. The proposed residential units have large windows opening out onto busy town centre streets and rear service yards. Noise sources include but are not limited to, multiple commercial premises, road traffic, customers and delivery vehicles and the wall mounted plant to the rear. Therefore, it will be necessary for a condition requiring a noise report to assess the impact that existing commercial noise sources and traffic will have on the future occupiers of the proposed development.

The proposed residential units on the first floor share a party floor/wall with commercial premises, therefore a condition is necessary to protect the amenity of future occupiers from noise.

Recommended Conditions
NC9 Noise Assessment Report and Mitigation Scheme - Condition

Before determination of the application a report specifying the measures to be taken to protect the development from road traffic noise and nearby commercial noise sources (including external plant and equipment) that are likely to affect the proposed development. The report shall be submitted to and approved in writing by the Local Planning Authority.

The report shall:

- a) Determine the existing noise climate
- b) Predict the noise climate in bedrooms (night-time) and other habitable rooms of the development.
- c) 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.

NC5B – For use where proposed commercial and residential share a party structure (floor/wall) – 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 floor/wall of the development is of a minimum of 55 dB Dntw + Ctr.

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.

Recommendations

We note that there are hot food business premises very close to the proposed development, this could give rise to loss of amenity to future occupiers by way of cooking odours.