

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/90739 - Land at Whitechapel Road, Cleckheaton

Discharge conditions 18 (Noise Mitigation), 19 (Acoustic Ventilation Scheme), 26 (Full Travel Plan), 28 (Phased Temp Waste Strategy), 29 (Waste Collection Points), 35 (Pumping Station Details), 37 (Artificial Lighting) on previous permission 2021/94498 for Variation of condition 2 (Plans and Specification), 5 (Materials), 9 (Diverted Footpath), 12 (BNGA), 13 (CEMP:Biodiversity), 14 (Arboricultural Impact and Method), 17 (Acoustic Barrier), 18 (Noise Mitigation) and 22 (Electric Vehicle Charging) on previous permission 2019/93658 for erection of 122 dwellings, landscaping and associated infrastructure

Responding Date:
11 July 2023
Responding Officer:
Mohammed Nasim
Responding Ref:
WK202316994
Comments

Note – these comments relate to Condition 18 (Noise Mitigation) only which for ease of reference, is repeated below –

18. Notwithstanding the details outlined on the approved Planning Layout (Ref 12.5076.01 Rev VV), prior to the first occupation of the specified plots which require noise mitigation at the development, all works which form part of the sound attenuation scheme for that plot (as specified in the Noise Assessment by SLR, (Ref: 405.03696.00038, version 10, dated April 2021), shall be completed as detailed in the said report as follows:

- *Cavity masonry construction of all exterior building envelope walls as detailed in part 5.2;*
- *Roof tiles on felt, pitched roof with 100 mm mineral wool on plasterboard ceiling as detailed in Table 5-2;*
- *Glazing as specified in Part 5.3 and in the plans in appendix 4; and*
- *Acoustic background ventilation as specified in part 5.4.*

Each of the specified dwellings shall be constructed in accordance with the approved noise mitigation measures for that dwelling. Upon completion written verification to demonstrate that the approved noise mitigation measures have been completed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of the amenity of future occupiers in accordance with Policies LP24 and LP52 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

The applicant has submitted a Noise Addendum report by SLR (Ref 403.064816.00001) dated 18 May 2023. It has been submitted following minor amendments to the previously approved layout and the glazing and ventilation scheme has been updated to reflect these amendments. Noise modelling was based upon the original layout as shown in the approved Noise Assessment Report prepared by SLR (Ref: 405.03696.00038, Version 10). It recommended mitigation measure which included a detailed glazing and ventilation scheme.

Whilst the addendum report considers the revised layout, it specifies the glazing and

ventilation required in order for the development to meet with the internal requirements of BS8233 and this is reflected in the plans as shown in Appendix A.

The level of mitigation to each affected façade is colour coded and it is noted that all properties on the western edge of the development, closest to the M62, will be provided with a Mechanical Ventilation Heat Recovery system (MVHR). Therefore, trickle vents will not be required for these properties. The external amenity areas remain unchanged.

Recommendations

The findings of the addendum report are accepted. However, we recommend the condition is not discharged until all of the mitigation measures outlined in the Noise Assessment by SLR, (Ref: 405.03696.00038, version 10, dated April 2021 (cavity walls and roofing) and all of the mitigation measures outlined in the subsequent Noise Addendum report by SLR (Ref 403.064816.00001) dated 18 May 2023 (glazing and ventilation) are implemented and retained thereafter.