

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/91029 - Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ		
Discharge of condition 7 (CEMP) and 8 (Noise Assessment) of previous permission 2021/93006 for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area)		
Responding Date: 25 April 2024	Responding Officer: Mohammed Nasim	Responding Ref: WK202411699
<u>Comments</u> <u>Condition 7 (CEMP)</u> The applicant has submitted an undated and unreferenced Construction Environmental Management Plan (CEMP) authored by Orange Design Studio. It details the scope of the works and the measures to be taken to safeguard the amenity of neighbouring properties from noise, dust and artificial lighting. It addresses the operational activities and meets with the requirements of the condition. The submitted information is accepted. <u>Condition 8 (Noise Assessment)</u> The applicant has submitted a Residential Noise Assessment authored by Nova Acoustics dated 25 March 2024 Ref NP-010805. It acknowledges the reasoning for the condition stating this pre-commencement condition is necessary to ensure noise mitigation measures are devised and agreed at an appropriate stage of the development process. A background noise survey was conducted between 01 and 04 March 2024 from 5 monitoring positions (MPs) as shown in figure 2. A summary of the results is given in table 2 with the report identifying the neighbouring licensed premises along with an electrical substation. Comment is made that the noise profile is dominated by road traffic noise emissions from The Village Road. Section 3 considers the noise impact from the entertainment noise, in particular the lower frequencies. This is shown in figure 3 where the lower frequencies at 50Hz, 63Hz and 80Hz are shown measured from MP2 with the report stating the specified sound insulation scheme shall consider these periods and the Moorhouse Curve shall be used which has a more stringent low frequency criteria. Similarly, The subjective impression of the electrical substation obtained on-site was that a faint electrical hum from the substation was just perceptible over the residual noise climate at 1m from the unit, and inaudible at plot No. 15. The BS4142 assessment would indicate a significant adverse impact but comment is made in the guidance (para1.3 of BS4142:2014) where background sound levels are particularly low that in situations where low-frequency noise is of concern, an assessment of the noise emissions against the NANR45 curve is appropriate. Table 3 shows there are no exceedances of the NANR45 curve indicating a low impact. To meet with the internal requirements of BS8233, a minimum specification is given for the glazing and ventilation. For plots 1-4 a specification is given for the roof construction. Table 7		

assesses the ventilation criteria with windows open and shows exceedances to plots 1-4 with all other plots showing exceedances at night. Comment is made on a TM59 assessment being conducted to define the level of ventilation required to provide adequate cooling to prevent overheating but this is outside the remit of Environmental Health.

Table 9 shows the external amenity areas with plots 1-4 showing an exceedance of +3dB over the upper limit of BS8233 (55dB). In order to reduce this level, a specification is given for a minimum 1.8m high fence to be erected to the perimeter as shown in figure 4. Comment is made on the limitations of this mitigation based upon the site being within a conservation area but BS8233 does allow for a relaxation of this limit by 5dB where 'development is considered to be necessary or desirable'.

The findings of the report are accepted.

Recommendations

Condition 7 (CEMP)

The findings of the submitted report are accepted. However, we recommend the condition is not discharged until all of the construction works are completed.

Condition 8 (Noise Assessment)

The findings of the submitted report are accepted. However, we recommend the condition is not discharged until all the measures within the Residential Noise Assessment authored by Nova Acoustics dated 25 March 2024 Ref NP-010805 are implemented and retained.