Kirklees COUNCIL

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/92776 - Land off Crossley Lane, Cold Royd Lane & Albany Road, Dalton, Huddersfield, HD5 9JA		
Variation conditions 2 (plans), 3 (materials), 4 (planting), 11 (floor levels), 12 (landscape), 16 (noise), 17 (traffic calming) on previous permission 2011/91152 for erection of 131 dwellings, formation of new accesses, laying out of internal access roads, and creation of play areas		
Responding Date: **24 June 2025**	**Responding Officer:** **Mohammed Nasim**	**Responding Ref:** **WK202517820**

Comments

Condition 16 -Noise

The applicant has submitted a Noise Impact Assessment authored by ENS dated 05 August 2024 Ref NIA-11498-24-11789-v2 Crossley Lane, Dalton (Parcels 1, 3, 4). It makes reference to Condition 16 of the 2011 permission which is repeated below for reference -

***16**. The noise attenuation measures listed in Chapter 5 of the Noise Report produced by Hepworths Acoustics (Re No.10643.01/1v1) shall be implemented prior to any of the dwellings identified as requiring attenuation measures being occupied, with written confirmation submitted to the local planning authority that confirms the noise levels identified in the report have been achieved. The approved measures shall thereafter be retained for the lifetime of the development.*

***Reason**: To protect the residential amenities of future occupiers in accordance with Policy EP4 of the Unitary Development Plan.*

Following discussion with the Planning Officer, these comments relate to parcels 1 and 3 only with parcel 4 covered under application no. 2020/90805.

Figure 1.1 shows the location of the development land with a description of the neighbouring environment along with the respective parcel numbers. The hours of use and the noise from the nearby recycling centre are controlled by a number of conditions as shown in table 1.1 and the report considers this in the assessment.

Noise monitoring was carried out on Thursday the 9th to Friday the 10th of May 2024 and on Monday the 3rd to Tuesday the 4th of June 2024 from four monitoring positions as shown in Appendix 2. A summary of the findings is given in table 3.1 with comment made that the ambient noise climate at the site is predominantly due to road traffic noise on Crossley Lane and the surrounding road network, with underlying plant noise and occasional yard activity in proximity to the electrical recycler unit to the east. Corrections have been made for road traffic, and the underlying contribution from fixed plant at the recycling facility during the daytime has been calculated

Para 4.2 determines the level of insulation required in order to meet with the internal requirements of BS8233 and whilst some detail is provided to specific facades and plot numbers, it is summarised in table 4.1 and reflected in the plans in Appendix 3. Comment is made that due to elevated noise levels from Crossley Lane and as a precaution against potential noise from the Electrical Waste Recycling Group, it is recommended that dwellings

adjacent to/fronting towards these sources are provided with a mechanical extract ventilation (MEV) system with a requirement that internal noise levels due to mechanical ventilation plant should not exceed 26 dB(A) in bedrooms and 30 dB(A) in living rooms. Additional construction works to the ceilings (and side cheeks to the dormer windows) in any room-in-roof bedrooms requiring enhanced glazing should be double boarded, with 100 mm (minimum) mineral wool insulation above are recommended. The glazing requirements specified are also applicable to 'Velux' windows.

Daytime ambient noise levels at the façades of dwellings adjacent to Crossley Lane are high and therefore, in order to meet with the external requirements of BS8233, mitigation in the form of c2.4m high solid timber fences or brick walls as shown in Appendix 3.

The findings of the report in relation to parcels 1 and 3 are accepted and a condition is recommended to secure the mitigation measures recommended. Condition 10 of the 2020/90805 permission must remain.

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 Impact Assessment authored by ENS dated 05 August 2024 Ref NIA-11498-24-11789-v2 Crossley Lane, Dalton (Parcels 1, 3, 4) shall be completed in relation to parcels 1 and 3 only. Any changes to the approved noise mitigation measures must be submitted to and approved in writing by the Local Planning Authority.

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.