KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	**2025/44/90080/E**
Site Address:	adj, 18A, Brewery Lane, Thornhill Lees, Dewsbury, WF12 9DZ
Description:	Discharge of details reserved by condition 7 (noise survey) on previous permission 2024/91748 for erection of detached dwelling
Recommending Officer:	Edward Cheseldine

DECISION – APPROVE DISCHARGE OF CONDITION 7

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 12-Mar-2025

Officer Report

2025/90080 - adj, 18A, Brewery Lane, Thornhill Lees, Dewsbury, WF12 9DZ

Proposal Description

Discharge of details reserved by condition 7 (noise survey) on previous permission 2024/91748 for erection of detached dwelling.

Condition 7

7. Before any enabling or construction work commences, a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including any commercial premises 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 living rooms and gardens (daytime), bedrooms (nighttime)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. **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.

Assessment

The applicant submitted the following information:

- Existing Noise Climate Assessment, authored by Druk Limited, ref: DRUK/ACC/RS/CLSBLB/3307, dated 30 October 2024.

The report detailed information relating to noise surveys conducted on and around the site of the dwelling, including measures for the specification of glazing and ventilation. This will ensure the internal requirements of BS8233 are met. The report was assessed by KC Environmental Health, they confirmed the proposed measures were suitable to discharge Condition 3 so long as all works which form part of the sound attenuation scheme as specified within the report are completed before the development is first brought into use and retained thereafter.

Decision Notice Text

Condition 7

The applicant has submitted information relating to noise surveys and a sound attenuation scheme. The plan was assessed by KC Environmental Health, who recommended the condition can be discharged. The condition is therefore discharged so long as the details outlined within the Noise Assessment are followed as per the approved details and retained thereafter.