

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90104 - 1A Lord Street, Huddersfield, HD1 1QA
Alterations to convert ground floor unit to three residential apartments and external works to shopfront (within a Conservation Area)
Responding Date:
13 March 2025

Responding Officer:
Mohammed Nasim

Responding Ref:
WK202506210

Comments
Noise

The proposal sits in the town centre area and we have concerns about noise affecting the amenity of the occupiers. There are licensed premises in the immediate area along with commercial premises and a road junction so a condition is recommended for the submission of a noise assessment to consider all sources of noise. There is a commercial property next door and we have similar concerns about the transmission of noise. A higher level of sound insulation is required where commercial and residential uses share a party wall and a condition is therefore recommended to ensure the development meets with this requirement.

Air Quality

The site is within an existing Air Quality Management Area and near a road of concern. A condition is recommended for an air quality screening assessment to be submitted, the findings of which will determine if a full air quality assessment will be required.

Construction

A condition is recommended to control the hours of construction during this phase in order to protect the amenity of neighbouring properties..

Recommended Conditions
NC9 Noise Assessment Report and Mitigation Scheme - Condition

Before 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 road traffic/commercial/licensed premises etc. 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 (daytime), 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.

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.

NC6 For use where proposed commercial and residential share a party structure (floor / ceiling or wall etc) - Condition

Before the development is brought into use written evidence to demonstrate that the airborne sound insulation performance of the party floors/walls/ceiling of the development is of a minimum of 55dB $D_{nTw} + C_{tr}$ shall be submitted to and approved in writing by the Local Planning Authority. 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 to and approved in writing by the Local Planning Authority. All works comprised within those further measures shall be completed and further 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.

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.

NF4 Competent Person - Footnote

All noise assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

AQIAC2 Air Quality Screening Assessment – New receptors in area of poor AQ - Condition

Before the development is brought into use, an Air Quality Screening Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall determine the impact that the poor air quality in the area will have on the future occupiers of the proposed development and provide details of the required mitigation measures that will be provided to address any such adverse impact. The approved mitigation measures shall be implemented prior to occupation & retained thereafter.

Reason: For promoting sustainable development and transport and conserving the natural environment in accordance with parts 2, 9 & 15 of the NPPF and LP20, LP24, LP47 of the Local Plan.