

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90557 - 101 New Street, Huddersfield, HD1 2TW
Alterations to first floor store to form 4 student flats
Responding Date:
11 August 2025
Responding Officer:
Mohammed Nasim
Responding Ref:
WK202524125
Comments
Odour

The applicant has submitted an Odour Assessment authored by NoiseAir dated 17 July 2025 Ref P8726-R1-V1. It identifies the neighbouring environment and the potential sources of odour which may impact upon the proposed development.

In accordance with the Air Quality Management (IAQM) Guidance, an assessment of the odour has been undertaken from four locations as shown in figure 2 with the results discussed in Section 5. The report concludes the impact to be negligible.

The findings of the submitted report are accepted.

Noise

The site of the proposed development sits within a busy town centre location and we have concerns about the impact of any noise on the occupiers of the flats. A condition is recommended for a noise impact assessment to be submitted to consider typical town centre noise and any fixed mechanical plant.

Sound Insulation

A higher level of sound insulation is required where commercial and residential uses share a party wall/floor/ceiling and a condition is recommended for a sound insulation assessment to be submitted to consider this in the interests of protecting the amenity of the occupiers of the flats.

Air Quality

The proposed development is situated within an Air Quality Management Area, it is possible that it will introduce sensitive receptors into an area of known poor air quality. The façade on Peel Street is just above a ramped entrance to an underground delivery car park.

The West Yorkshire Low Emissions Strategy (WYLES) -Technical Planning Guidance, divides applications into 3 impact types (Minor, Medium and Major) using specific criteria to determine the type. Actions and mitigation requirements are dependent on the development use class and which impact type it is classified as.

In order to assess the possible impact on future occupiers, we expect an Air Quality Screening Assessment to be submitted. If the screening assessment demonstrates a significant impact on air quality, we would expect a full detailed Air Quality Impact Assessment to be submitted. We therefore recommend a condition.

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 (but not limited to) noise from commercial premises, fixed mechanical plant, town centre users, road traffic 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, 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 $53\text{dB } D_{nTw} + C_{tr}$ 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 Impact 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 any necessary mitigation measures that will be provided to address any such adverse impact. The approved mitigation measures shall be implemented within 3 months from the date of approval and 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

Useful Sources of information:

- Department of the Environment Food and Rural Affairs (DEFRA) Technical Guidance LAQM TG (22)
- West Yorkshire Low Emissions Strategy (WYLES) Air Quality & Emissions Technical Planning Guidance.
- Department of the Environment Food and Rural Affairs (DEFRA) Air Quality Appraisal: Damage Cost Guidance - March 2023
- Department of the Environment Food and Rural Affairs (DEFRA) Emissions Factors Toolkit v12.0 User Guide - November 2023
- National Planning Policy Framework (NPPF) 2023