

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90766 - Land off Westgate, Cleckheaton, BD19 5DR
Discharge of details reserved by conditions 28 (External Facing Materials), 31 (Noise Risk Assessment) and 40 (Acoustic Barrier) of previous permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works
**Responding Date:
10 April 2025**
**Responding Officer:
Mohammed Nasim**
**Responding Ref:
WK202508819**
Comments

Note – These comments relate to Conditions 31 (Noise Risk Assessment) and 40 (Acoustic Barrier) ONLY

The applicant has submitted a Noise Impact Assessment authored by ENS dated 28 February 2025 Ref NIA/11960/25/12178/v1/Westgate, Cleckheaton which addresses both conditions.

Condition 31 (Noise Risk Assessment)

The report identifies the neighbouring uses as residential dwellings to the north and east on Westgate and Quarry Road respectively and commercial units to the south-east, west and north-west. A noise survey was undertaken between Tuesday the 10th and Thursday the 12th of October 2023, with additional measurements made on Friday the 27th of October from 4 monitoring positions as shown in Figure B1 in Appendix B. A summary of the results is given in table 3.1 with comment made that the noise levels across the site were generally controlled by road traffic noise from Westgate, with contributions from commercial units during the daytime, including noise from commercial vehicles on Quarry Road, Stone Street and Brick Street. Noise associated with commercial units adjacent to the site was not observed during the night time periods with distant plant noise being audible during the early morning of the 27th of October, from the direction of South Parade to the north-west of the site. However, this was at a relatively low level and was audible only during periods when road traffic was less frequent.

Using the shortened measurement procedure for road traffic noise, amendments have been made to the measured levels and section 3.4 predicts the noise levels at each façade with comment made that it is understood that the remaining commercial units presently operating on the site are to be demolished. However, those located on land outside the site boundary would not be affected by the development.

Section 4 assesses the levels and determines that based upon elevated levels, it is not recommended that permanently open windows are relied upon as the primary means of ventilation for proposed habitable rooms to the northern façade. The assessment assumes that windows will be closed throughout the scheme, as part of the noise mitigation strategy for the site. Windows can be opened for temporary purge ventilation (to enable discretionary rapid air changing) with resultant internal levels exceeding the noise criteria; however, this would be on a temporary basis. As such, a higher specification is given for this façade with acoustic glazing and ventilation and a recommendation that ceilings of rooms at first floor which require acoustic glazing should be double boarded (minimum two layers 12.5mm

standard plasterboard), and include at least 100mm of mineral wool insulation to the roof cavity. The remainder of the site is given a different specification and these are both shown in table 4.1 and reflected in figure B2 in Appendix B.

The external amenity areas to the northern, eastern and western site boundaries will exceed the requirements of BS8233 and para 4.2 recommends they be provided with localised screening in the form of solid garden fences with a minimum mass per unit area of 10 kg/m² to a minimum height of 1.8m, as well as any garden areas near to industrial units which are adjacent to the site boundary. Figure 4.1 gives an example of the timber noise barrier construction with figure B2 in Appendix B indicating the areas where acoustic barriers are recommended.

The findings of the submitted report are accepted.

Condition 40 (Acoustic Barrier)

This is covered as part of the findings of Condition 31.

Recommendations

Condition 31 (Noise Risk Assessment)

The findings of the submitted report are accepted. However, we recommend the condition is not discharged until all of the mitigation measures recommended in the Noise Impact Assessment authored by ENS dated 28 February 2025 Ref NIA/11960/25/12178/v1/Westgate, Cleckheaton are implemented and retained thereafter.

Condition 40 (Acoustic Barrier)

The findings of the submitted report are accepted. However, we recommend the condition is not discharged until the mitigation measures recommended in the Noise Impact Assessment authored by ENS dated 28 February 2025 Ref NIA/11960/25/12178/v1/Westgate, Cleckheaton are implemented and retained thereafter.