

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2025/91147 - George Hotel, St George's Square, Huddersfield, HD1 1JA**
**Refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction and extension) to provide a 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities (Listed Building and within a Conservation Area)**
**Responding Date:**  
**18 June 2025**
**Responding Officer:**  
**Mohammed Nasim**
**Responding Ref:**  
**WK202517245**
**Comments**
**Noise**

We have queried whether the previously submitted and accepted information (Noise Impact Assessment authored by Mott Macdonald dated November 2022 Ref 100108576 - AC01 - P01) is still applicable to this application and the applicant has submitted a response from AHR dated 28 May 2025 Ref 2024.00373.000. It states their Acoustic Consultant MZA Acoustics have reviewed the Mott Macdonald report and compared it with their most recent testing which confirmed that the external noise levels present on the John William Street during both the MZA and Mott Macdonald surveys were similar.

Mott Macdonald specified glazing as shown in table 5.6 and after the installation of new heritage approved windows, the MZA survey identified a marginal exceedance of the recommended internal noise criterion in the tested room on the upper floor overlooking John William Street. Based upon predictions undertaken for the lower floors, it is estimated that the level of exceedance of the recommended internal noise criterion of 30dB LAeq,T is up to 3dBA in a number of rooms as shown in the plan.

Reference has been made to the target criteria for hotel bedrooms within BS8233 and whilst this is not within the remit of Environmental Health, there are identified exceedances. Note 7 within BS8233 does state *'Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved.* It is for the Planning Officer to determine if the development is considered 'necessary or desirable'. However, we accept the submitted information.

**Recommendations**

We recommend the Noise Impact Assessment authored by Mott Macdonald dated November 2022 Ref 100108576 - AC01 - P01 along with the response from AHR dated 28 May 2025 Ref 2024.00373.000 are listed in condition 2 (application no. 2023/90024) as the approved plans and specifications schedule. We also recommend conditions 19 & 20 are repeated (see below).

**Hours of Use - Condition**

There shall be no operational use of the doors on John William Street outside the hours of –

- 0700hrs and 2300hrs Monday to Saturday and
- 0900hrs to 2300hrs Sunday

**Reason:** To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, 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.

**NC10 Noise from Fixed Plant & Equipment - Condition**

The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

**Reason:** To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.