Nina Sayers MRTPI
Planner – Development Management
Planning & Building Control,
Place Directorate
PO Box 1720,
Huddersfield,
HD1 9EL

Dear Nina

RE: 2025/91151 - Reserved matters application pursuant to outline permission 2023/92551 for erection of residential development (4 dwellings)

Further to our recent consultation, please find enclosed the following plans and documents for your consideration:

- *NIA-11846-25-12075-v2 Commercial Road*
- *24 5740 08 - SITE SECTIONS (REV 0) - 25.06.25*
- *24 5740 09 - STREET SCENE 1 (REV 0) - 25.06.25*
- *24 5740 01 - SITE LAYOUT (REV D) - 26.06.25 COLOURED*
- *25 5740 101 - LANDSCAPE PROPOSALS (REV A) - 26.06.25*

Taking each of the consultation responses in turn, please see below:

Noise

Please refer to the accompanying NIA-11846-25-12075-v2 Commercial Road which has been updated to address the concerns raised. Some additional comments, specifically related to the comments are provided below:

'Whilst the mitigation measures are predicted to ensure the development site meets with the relevant standard based upon the findings of the monitoring exercise, we have concerns that it did not consider the use of the public open space with likely elevated noise levels, in the summer months. We note the monitoring was conducted in December/January and ask that this exercise be repeated either in person or using library data and the mitigation measures amended if deemed appropriate.'

Consultant response:
We typically would not assess a children's playground as this is considered community noise and we would normally expect the local authority to insist upon a public open spaces / children's playgrounds to be included within new larger housing developments which are not formally assessed. Therefore, we would not expect a formal assessment of an existing children's playground as this is not a commercial / industrial noise source, nor is it a formal sports pitch / artificial grass pitch from which a sports England noise assessment could be undertaken. There is no formal assessment for noise associated with children playing.

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The levels from a children's playground would vary from day to day and typically considered low and not intrusive. However, I appreciate your highlighted concern and would recommend that the garden of plot 4 which is adjacent to the park, be provided with a 1.8 metre high solid timber fence to provide further mitigation.

I would also like to point out that the playground / POS is already surrounded by existing residential dwellings on the western boundary which are of equal distance. The playground is therefore already constrained by the existing residential amenity. I also note that the existing residential amenity does not benefit from boundary treatments, (see photo from google earth below), whereas we are recommending boundary treatments to further protect the garden of plot 4.

'We also take this opportunity to ask for comment upon the electrical substation and whether and consideration has been given to any noise emissions, in particular low frequency sound.'

Consultant Response:
We appreciate your concern regarding the substation, during the course of the noise survey, no noise was noted associated with the substation including low frequency, MP2 was located adjacent to the substation and was not noted to include any contributions from the substation.

I also include 24 5740 01 - SITE LAYOUT (REV D) - 26.06.25 COLOURED which has been updated to reflect the boundary treatment requirement set out above.

<u>Highways</u>

Further to the consultation response obtained from the Highway department under application 2025/91138, please find attached the updated Site Layout for your consideration. This updates the access road accordingly.

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Materials

Roof Tile

In respect of the roof tiles, I can confirm that the client does wish to progress with blue slate however this will be Westland.

The image below provides a direct comparison between the Welsh blue slate (top two) and the Westland Blue Slate (bottom left). Hopefully this will provide comfort that the roof tile proposed is in keeping and appropriate for this location.

Walling

Natural stone walling is proposed for the build. The stone proposed is 140 Whitehall stone, sprayed and tumbled. The images provided below are of this stone, for your consideration.

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Windows

It is proposed that the windows are to be UPVc for all 4 plots. This is a style of window that is found within the locality and elsewhere within the conservation area. The proposal is to be of a sash style and they will be of a sensitive design with wood effect.

As suggested, the applicant is happy to confirm that the windows and doors will be recessed by 100mm for Plot 1.

Flush pointing is also acceptable and proposed to Plot 1.

I trust the above considers all outstanding matters, however, should you have any queries or wish to discuss any element in more detail please do not hesitate to contact me.

Yours sincerely,

Vikki Sykes BSc (Hons) MA MRTPI
Managing Director
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