

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/91279 - Land off Kenmore Drive, Cleckheaton, BD19 3EJ
Variation condition 2 (plans) on previous permission 2020/91746 for erection of extra care development providing 80 apartments with associated communal facilities and landscaped gardens
**Responding Date:
11 June 2025**
**Responding Officer:
Mohammed Nasim**
**Responding Ref:
WK202516971**
Comments

The applicant has submitted a Noise Impact Assessment authored by Nova Acoustics dated 28 March 2025 Ref NP-011418-2 Rev003. It makes reference to condition 17 which states –

17. The combined noise from any fixed mechanical services and external plant and equipment at the development 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 BS4142:2014+A1:2019.

Reason: To ensure the proposed development does not cause harmful noise pollution within any noise sensitive location or near the site, 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.

Para 1.2 states the proposal is for the installation of 4no. ASHP units (model ref: CAHV-R450YA-HPB) within an external ground level plant compound to south of the new residential block along with a Minera 800kVA substation to be installed to serve the residential site. Due to the units being for residential use, it is assumed they could run 24-hours a day, seven days a week. The ASHP units will be installed within a plant compound, however, any designs are speculative at this stage. Figure 1 shows the proposed development and the two layout options and a design is shown for the masonry substation. The report identifies the nearest noise sensitive receptors (NSRs) as a two-storey detached dwelling off Vine Ave approximately 15m from the centre of the proposed ASHP compound (NSR1), a two-story detached dwelling approximately 55m east of the proposed AHSP compound (NSR2) and an end-terrace dwelling approximately 73m west of the compound (NSR3).

Noise monitoring was conducted between the 22nd and the 25th of November 2024 from a single monitoring position as shown in figure 2. The dominant sources were distant road traffic noise emissions from the M62 along with sporadic road traffic noise emissions from the local road network. Figures 3 and 4 show the daytime and night time background noise levels and comment is made that due to a closure of the motorway during part of the monitoring period, the sound levels fell to unusually low levels. The report cross references the data from the previously submitted report in 2020 and it was found that the background sound climate has remained largely the same and with the equivalent background sound levels. This is accepted.

A BS4142 Noise Impact Assessment has been conducted on a worst case scenario basis with a small correction due to the sound pressure levels spectrum provided by the ASHP manufacturer not equating to the stated global A-weighted level. After applying corrections for

tonality and intermittency, table 3 shows a +12dB exceedance equating to a significant adverse impact at NSR1 at night time. As such mitigation is required.

Section 4 recommends the mitigation measures giving three options as shown in para 4.1. All three options result in a specific sound level of 35dBA to 37dBA. However the 'worst-case' BS4142 noise impact assessment for option 2 is shown in table 5 which results in no exceedance equating to a low impact to NSR1.

Consideration has been given to low frequency emissions from the electrical substation and table 4 shows no exceedances at NSR1.

The findings of the submitted report are accepted based upon the implementation of one of the three options as described in para 4.1. Any change to these may result in the requirements of the condition being breached.

Recommended Conditions

This is a compliance condition and must be retained for the duration of the development.