Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/91888 - Eden Banqueting, 297, Bradford Road, Batley, WF17 6HY		
Part change of use and alterations to Banqueting Suite to form a mixed short-term let / café restaurant use and associated works		
Date Responded: Monday, 13 April 2026	Responding Officer: HK	Responding Ref: WK/202607120

Thank you for consulting Environmental Health on the above application

Observations & Comments

The application is accompanied by a Design & Access statement no Ref, no date, prepared by Kufic Architects Ltd. The statement confirming that:

The proposal seeks to change the use of the existing property into a hostel with a reduced part of the existing Ground Floor restaurant use retained.

Noise & Odour – Kitchen Extraction

The applicant has submitted a Noise Impact and Odour Risk Assessment, Ref: NIA&ORA/1498/25/598/v1.0, dated 18th December 2025, prepared by RP Acoustics Limited. Baseline noise levels were measured at 2 locations on site and a BS4142 noise impact assessment was undertaken. Noise levels at the nearest noise sensitive receptor were calculated to be 34dB LAeq (with no tonal component), *"9 decibels below the background sound level of 43 dB LA90 (2200–2300) at NMP1".* Noise levels from the kitchen extractor fan were also calculated at the nearest bedroom window at the Eden Banqueting Suite (within the proposed development). The level at the nearest bedroom window was calculated to be 44 dB(A), *"5 decibels below the background sound level of 49 dB LA90 (2200–2300) at NMP2"*, demonstrating that the kitchen extraction system noise levels are acceptable.

Section 6 of the report presents an odour risk assessment in accordance with the appropriate DEFRA guidance; Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. The assessment identifies the need for a high level of odour control ad recommends a canopy to cater for medium loading (0.35 m/s); pre filters and carbon filters to achieve a 0.2 to 0.4 second residence time; and a high velocity jet cowl, and confirms the system to be installed meets with the aforementioned requirements.

In support of the use of the existing ground floor restaurant, the applicant has also submitted an Extraction System Proposal, no ref, dated 25th October 2025, prepared by Eastern Catering Engineering Ltd confirming the proposed extraction system and external discharge location position. The proposal also provides a maintenance schedule advising on cleaning and maintaining the system. This maintenance schedule is advisory, and once installed, should be followed up with a formal on-site-specific cleaning and maintenance schedule to ensure that the system operates optimally and in accordance with the manufacturers specifications.

Recommendations

Environmental Health do not object to the application in principle for the change the use of the existing property into a hostel with a reduced part of the existing Ground Floor restaurant use retained. To ensure that noise & odours associated with use of the hostel does not impact

nearby noise & odour sensitive receptors, we recommend the following conditions are applied with the granting of permission:

NC12 Noise Management Plan – Condition
Before the hostel is brought into use, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the control measures that will be taken to ensure that excessive noise does not arise from the guests' use of the property and the actions that will be taken if guests at the property fail to observe the required control measures. The approved Noise Management Plan shall be implemented before use commences and retained thereafter.
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.

OC2 Implement agreed Kitchen Extract Scheme - Condition
Before any food cooking commences the kitchen extract system as specified in the Extraction System Proposal, no ref, dated 25th October 2025, prepared by Eastern Catering Engineering Ltd shall be installed. The kitchen extract system shall operate at all times during the preparation and cooking of food and be maintained in accordance with the manufacturer's instructions and as specified in the report.
Reason: To ensure the proposed development does not cause harmful odour pollution within either a public area or at neighbouring premises 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.