

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2025/92161 - Land adj 17 Whitehall Road West, Birkenshaw, BD11 2LS

Discharge of details reserved by conditions 4-8 (intrusive investigations), 11 (Remediation Strategy and Verification Report), 12 (CEMP), 13 (noise), 14 (Arboricultural Method Statement), 15 (CMP), 16 (highway), 17 (visibility), 18 (Safety Audit), 19 (estate streets), 20 (waste collection), 21 (surface water attenuation), 24 (bin storage), 25 (bicycle storage), 26 (drainage), 28 (drainage), 29 (CEMP: Biodiversity),-30 (landscape), 34 (solar panel array), 35 (materials), 38 (boundary treatments) on previous permission 2024/92281 for erection of 23 dwellings

**Responding Date:
23 December 2025**

**Responding Officer:
Mohammed Nasim**

**Responding Ref:
WK202536576**

Comments

Condition 13 (Noise)

In our previous comments, we noted that the submitted Noise Assessment did not consider the use of the neighbouring West Yorkshire Fire and Rescue Services HQ as a fully operational Fire Station and not simply as a training facility with parking space for smaller first-responder type vehicles. The applicant has submitted a Planning Noise Assessment authored by Miller Goodall dated 12 November 2025 Ref 103182 V4 with para 6.3 making reference to the use of the sirens from the site.

The findings of the report remain with mitigation measures required in order to meet with the requirements of BS8233. Internally, glazing and ventilation is specified according to the façade (1 - ground floor and 2 – first floor) with comment made that it would be appropriate to use façade 1 throughout the site but not façade 2 and that all façades marked with green may utilise openable windows. This is reflected in the colour coded plan within Appendix 5. Externally, acoustic barriers of varying heights are proposed as shown in Appendix 6. Para 10.3 states that in order to achieve the desired level of 50dB LAeq,16hr, a 4.5m high barrier would be required which we agree, would be unreasonable. A 2m high barrier would only afford mitigation to 59dB LAeq,16hr which exceeds the upper guideline value of 55dB LAeq,16hr but BS8233 does state ‘... , it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.’ The alternative is for a 2.8m high barrier to be installed which would ensure the external amenity areas meet with the upper limit of 55dB LAeq, 16hr and it is for the Planning Officer to determine which of these options is acceptable.

The findings of the report are accepted.

Condition 13 (Noise)

The submitted information is accepted. However, we recommend the condition is not discharged as the mitigation measures recommended within the Planning Noise Assessment

authored by Miller Goodall dated 12 November 2025 Ref 103182 V4 must be implemented and retained thereafter.