

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/92443 - Huddersfield Open Market, Brook Street, Huddersfield, HD1 1DY

External works to Market Building and wider site including alteration and demolition of modern additions to the Market building, new glazed screens, new WC and welfare facilities, provision of services and lighting including associated works, remodelling to the stone annexe, alterations to catering facilities, and self-contained commercial units, works to floor surfaces of Market Building. Use of Market Building for a mix of uses (sui generis) including retail, hot food takeaway, drinking establishment, restaurant / café uses, market office, public welfare facilities, storage facilities as well as provision of areas that provide a mix of fixed and flexible indoor and outdoor market stalls. Creation of areas for open market, siting of associated structures, installation of new fixed market stalls demolition of external bin store and creation of waste compound area, storage compounds, vehicular parking, remodelling and surfacing of areas of hardstanding, street furniture, car park layout, installation of parcel lockers, landscaping and associated works (Listed Building within a Conservation Area)

Responding Date:
15 December 2025
Responding Officer:
Mohammed Nasim
Responding Ref:
WK202537018
Comments
Noise

In our comments dated 01 October 2025, we asked for clarification on the modelling being conducted with all doors being kept closed but this has not been received and the Planning Officer is advised to accept this if it is confirmed. We also asked about the impact the access/egress restrictions would have on the identified NSR at Brook Street. A Noise Impact Assessment authored by Apex Acoustics dated 21 August Ref 12671.1001 RevC has been submitted and figure 4 shows this NSR with table 12 estimating a low impact to them. This is accepted.

We repeat our recommendation for a further/addendum report to be submitted based upon monitoring for the first few events and it is for the Planning Officer to determine the timings.

Recommended Conditions
NC8 Noise Report required for proposed noise generating use close to existing noise sensitive premises - Condition

Where entertainment and/or any other type of events take place, following the second event, a further noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- a) an assessment of all noise emissions from the proposed development
- b) details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises
- c) a written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation

Entertainment and/or any other type of events will not be permitted until any mitigation

measures works which may be recommended have been carried out in full and such measures shall be thereafter retained.

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.

PC1 Entertainment Noise Inaudibility – Condition

Where entertainment events take place more than 30 times per year, not more than once in a single week and ends by 2300hrs, entertainment noise (e.g. noise from amplified and non-amplified music, singing and speech) at the premises shall be controlled such that:

- the external $L_{Aeq, (1min)}$ (of the music etc. noise) at the façade of the nearest residential premises does not exceed the external L_{A90} (of the background with no music etc. noise) by more than 5 dB at the façade of the nearest residential premises, and
- the external $L_{10 (5min)}$ (of the music etc. noise) at the façade of the nearest residential premises does not exceed the external L_{90} (of the background with no music etc. noise) by more than 5 dB in each 1/3rd octave band between 40Hz and 160Hz at the façade of the nearest residential premises.

Where entertainment events take place up to 30 times per year, suitable alternative external noise limits will be allowed based on the criteria set out the 'Code of Practice on Environmental Noise Control at Concerts' (Noise Council, 1995).

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.

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.

NF4 Competent Person - Footnote

All noise assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.