

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/92459 - 10A Regent Street, Heckmondwike, WF16 0HD
Change of use of taxi booking office and car park to hand car wash
Responding Date:
12 December 2025

Responding Officer:
Mohammed Nasim

Responding Ref:
WK202536794

Comments
Noise

A Noise Impact Assessment has been submitted authored by Paul Horsley Acoustics dated 13 November 2025 Ref J3373 Rev1. It describes the proposal along with the neighbouring environment and identifies the nearest residential noise sensitive receptor as the flat above the taxi office.

Due to some uncertainties within the report, we spoke with the author who clarified the distance and barrier corrections along with the proposal that all of the pressure washer equipment will be stored within the basement of the office area, as shown in the proposed site plan in Appendix A, with the hoses being the only exposed equipment associated with the operation of the plant. Only the vacuum cleaner in the valet area would be 'on site'. The sound insulation requirement was also discussed with the author admitting to an incorrect figure being quoted.

Attended monitoring was conducted on the 31st of October 2025 from a single monitoring position within the existing car park area and a summary of the findings is given in para 10.1. with comment made that the dominant source was road traffic. Using library data for the proposed equipment as stated in para 12, A BS4142 assessment has been conducted and the results showing a +2dB exceedance. This is based upon a worst case scenario with all plant items operating simultaneously.

A condition is recommended to ensure the jet washes are housed in the basement in the interests of protecting amenity.

Sound Insulation

A higher level of sound insulation is required where commercial and residential uses share a party floor/ceiling. In the interests of transparency, we require 10dB above Building Regulation requirements i.e. 53dB $D_{nT,w} + C_{tr}$. The author has stated a 55dB requirement and has recommended mitigation measures to meet with this requirement and due to uncertainties, we ask the specification of these recommended mitigation measures remain.

A condition is recommended to secure these mitigation measures in the interests of protecting amenity.

Hours of Use

The proposed hours of use are -

- Monday to Friday 0900hrs to 1700hrs

- Saturday and Sunday 1000hrs to 1600hrs

A condition is recommended to secure these hours in the interests of protecting amenity.

External Artificial Lighting

An assumption is made that external lighting will be required. We recommend a condition for a lighting report to be submitted in the interests of protecting amenity.

Recommended Conditions

NC14 Implement Agreed Noise Mitigation Measures – Condition

The development shall not be brought into use until all of the mitigation measures specified in the approved Noise Impact Assessment by Paul Horsley Acoustics dated 13 November 2025 Ref J3373 Rev1 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.

HUC1 Hours of Use Open for Customers - Condition

The premises, shall not be open for business including deliveries to or dispatches from the premises, outside the hours of:

- Monday to Friday 0900hrs to 1700hrs
- Saturday and Sunday 1000hrs to 1600hrs

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

LC1 External Artificial Lighting - Condition

Before the installation of external artificial lighting commences, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

- a) The proposed hours of operation of the lighting
- b) The location of all the luminaires
- c) The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site
- d) The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.

No external artificial lighting shall be used unless the lighting has been installed and operated in accordance with the approved scheme.

Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with part 2 and 15 of the NPPF and LP52 of the Local Plan.