

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

2025/92614 - Dixon Hall And Co Ltd, Grafton Street, Batley, WF17 6AR

Discharge of details reserved by conditions 4 (noise), 10 (delivery management plan) on previous permission 2025/91841 for variation of condition 2 (plans and specifications) on previous permission 2024/93177 for change of use from office building to residential apartments and associated alterations

**Responding Date:
03 October 2025**

**Responding Officer:
Mohammed Nasim**

**Responding Ref:
WK202529794**

Comments

Note – These comments relate to Condition 4 (noise) ONLY.

The applicant has submitted a Residential Noise Assessment authored by Nova Acoustics dated 21 May 2025 Ref NP-012659 Rev01. It considers the requirements of the condition in relation to the proposal based upon the submitted plans as shown in figure 1.

An environmental noise survey was undertaken between the 7th and the 9th of May 2025 from two measurement positions (MPs) as shown in figure 2 and a summary of the findings is given in table 2. The report considers the neighbouring acoustic climate referencing the motor garage, restaurants/takeaways and the applicants adjoining commercial/light industrial premises. Comment is made that during site visits, noise levels within the building were not considered to be significantly influenced by the surrounding commercial activities with occasional operational activity, such as deliveries, observed at the rear of the site. Aside from traffic noise originating from the adjacent road network, no notable noise emissions were detected at the front of the site.

In order to meet with the internal requirements of BS8233, glazing and ventilation is specified dependent on the façade and this is shown in colour coded format in figure 3. The specification is given in table 4.

There is a party wall between the proposed development and the adjoining commercial/light industrial premises, part of which has an interlinking roller shutter door. It is stated that this will be removed and a construction specification is given for the infill which the author states will achieve 55dB $D_{nT,w} + C_{tr}$ which slightly exceeds our requirement of 53dB and this is welcomed and accepted.

There is no external amenity area.

Recommendations

The findings of the submitted report are accepted. However, we recommend the condition is not discharged until the mitigation measures within the approved Residential Noise Assessment authored by Nova Acoustics dated 21 May 2025 Ref NP-012659 Rev01 are implemented and retained thereafter.