

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

2025/92688 - 67 Daisy Hill, Dewsbury, WF13 1LT

Discharge of details reserved by conditions 6 (ventilation scheme) and 7 (sound insulation) of previous permission 2022/91597 for change of use of retail unit to create residential dwellings (within a Conservation Area)

**Responding Date:
17 October 2025**

**Responding Officer:
Mohammed Nasim**

**Responding Ref:
WK202531906**

Comments

Condition 6 (ventilation scheme)

The applicant has submitted a series of photographs showing the installation of a Vent-Axia ventilation system. This is further supported by data sheets showing a maximum flow rate of 300m³/hr along with a SAP assessment and this is accepted.

Condition 7 (sound insulation)

Despite Section 3 of the submitted Statement from Faisal Building Solution dated September 2025 stating, '*This condition requires written evidence that separating walls, floors, and ceilings achieve a minimum airborne sound insulation of 55dB Dntw+Ctr*', no evidence has been provided to support this. The applicant is reminded of the requirements of the condition which is repeated below for reference -

NC5B – For use where proposed commercial and residential share a party structure (wall/floor/ceiling) - Condition

Before the development is brought into use the developer shall provide written evidence to the Local Planning Authority to demonstrate that the airborne sound insulation performance of the party wall/floor/ceiling of the development is of a minimum of 55dB Dntw+Ctr. If it cannot be demonstrated that the aforementioned airborne sound insulation performance has been achieved, a scheme incorporating further measures to achieve the sound insulation performance shall be submitted for the written approval of the Local Planning Authority. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned sound insulation performance level has been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

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.

Recommendations

Condition 6 (ventilation scheme)

The submitted information is accepted and we recommend this condition can be discharged.

Condition 7 (sound insulation)

The submitted information is not accepted and we recommend this condition should not be discharged.