

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2025/92961 - Crown House, 12 Southgate, Huddersfield, HD1 1DE**

**Discharge of details reserved by conditions 3 (C(E)MP), 4 (CEMP: Biodiversity), 5 (Air Quality Impact Assessment), 6 (Noise Impact Assessment), 7 (external facing materials), 8 (bin store), 9 (external facing materials), 10 (BEMP), 11 (invasive species protocol), 14 (noise management plan) on previous permission 2022/93932 for change of use of crown house to provide student-only living accommodation (sui generis) in the form of studios (198), with ancillary concierge and communal facilities including an open plan lounge, coffee bar and gym at ground floor, with laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including the installation of new cladding and fenestration to the elevations with a new roof garden atop the building**

**Responding Date:  
05 November 2025**
**Responding Officer:  
SR, MN**
**Responding Ref:  
WK202534577**
**Comments**

Note – These comments relate to conditions 5 (Air Quality Impact Assessment), 6 (Noise Impact Assessment) and 14 (Noise Management Plan) ONLY.

**Condition 5 Air Quality Impact Assessment**

In support of the discharge of condition 5 an Air Quality Assessment by NoiseAir Acoustics and Air Quality, dated the 16th of October 2025, ref: P9131-R1-V1, has been submitted. The report considers the impact the proposed development will have on existing air quality, and how this will impact existing and future sensitive receptors during the construction and operational phases. It uses techniques detailed in national and local guidance, such as Local Air Quality Management Technical Guidance and the Institute of Air Quality Management (IAQM) Technical Guidance.

A description of the development is provided in sections 5.2.5; 5.3.2; 5.3.9 The Proposed Development does not include additional car parking exceeding ten spaces, as the existing provision of five external spaces will be retained. Furthermore, water and space heating will be fully electric. The Site is located in the Kirklees AQMA 9. The Site will be refurbished to provide student accommodation, with most demolition activities taking place internally.

**Construction Phase**

For the construction phase a qualitative assessment of fugitive dust emissions was undertaken in accordance with the Institute of Air Quality Management (IAQM) Guidance. This involved a risk assessment to identify all potential sources of dust during the construction phase. The report concludes that the residual impact of dust during the construction phase is considered to be not significant if the mitigation listed in section 6 is applied to site.

**Operational Phase**

An assessment was undertaken using the screening criteria contained within the IAQM guidance to determine the potential for the development to affect local air quality. We are informed energy to the building will be electric and there will be no new parking associated with the student living accommodation; the current 5 number parking spaces are to be

retained on site.

The report considers current baseline air quality using Kirklees and DEFRA data, concluding the air quality impacts are considered not significant in accordance with the EPUK and IAQM guidance.

We accept the findings of the report.

#### Condition 6 (Noise Impact Assessment)

An Acoustic Design Strategy authored by PDA Acoustic Consultants has been submitted dated September 2025 Ref J005131-8042-CW-01. Based upon the findings of a previously submitted noise survey undertaken in 2024, the report recommends glazing and ventilation in order to meet with the internal requirements of BS8233. This is given in colour coded format in figure 1 according to the façade and is based upon reasonable assumptions for the existing construction.

Comment is made that close care and attention to build quality is essential in ensuring the acoustic performance of any construction is maintained and helps to ensure the building meets with the appropriate standard.

Though not within the remit of Environmental Health, the report proceeds to detail the internal sound insulation within the development in accordance with Building Regulations Approved Document E requirements.

The submitted information is accepted.

#### Condition 14 (Noise Management Plan)

A Noise Management Plan (NMP) authored by PDA Acoustic Consultants has been submitted dated December 2024 Ref J005131-8238-CW-01 which identifies the non-residential uses on the ground floor as shown in figure 1.

The NMP recommends the control measures for the proposed activities including noise limits, curfews along with monitoring and regular review of the NMP in order to ensure compliance with the recommended measures.

The submitted information is accepted.

### **Recommendations**

#### Condition 5 Air Quality Impact Assessment

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Air Quality Assessment by NoiseAir Acoustics and Air Quality, dated the 16th of October 2025, ref: P9131-R1-V1, Environmental Health have no objection to the discharge of condition 5.

#### Condition 6 (Noise Impact Assessment)

The submitted information is accepted. However, we recommend the condition is not discharged until all of the mitigation measures are implemented and retained thereafter.

Condition 14 (Noise Management Plan)

The submitted information is accepted. However, this is a compliance condition and must be retained for the duration of the development.