

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/93018 - Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS		
Discharge of details reserved by condition 7 (Noise Impact Assessment) on previous permission 2024/90058 for reserved Matters application, including the considerations of appearance, scale, layout, and landscaping, for erection of 67 dwellings, pursuant to outline permission 2020/92307 for erection of residential development (up to 75 units) and discharge of outline conditions 7 (archaeology), 8 (foul and surface water drainage strategy), 9 (flood routing), 10 (mitigatory tree planting), 11 (cycle parking), 12 (arboricultural assessment), 13 (Ecological Design Strategy), 14 (Ecological Impact Assessment), 15 (noise impact assessment)		
Date Responded: Thursday, 02 July 2026	Responding Officer: HK	Responding Ref: WK202613827
Thank you for consulting Environmental Health on the above discharge of condition application. Our response relates to condition 7 on previous permission 2024/90058 for reserved Matters application, and Condition 15 pursuant to outline permission 2020/92307. These conditions state: Condition 7: Prior to works above foundation level commencing, notwithstanding the submitted information, a Noise Impact Assessment report shall be submitted to and approved in writing by the Local Planning Authority. The Noise Impact Assessment demonstrate how each dwelling hereby approved shall adhere to BS8233 regarding sound insulation and noise reduction. The report shall: a) Clearly show which habitable rooms in which plots will not achieve satisfactory indoor sound levels with windows open (35dB daytime / 30dB nighttime) and for these rooms provide a detailed specification of the noise mitigation measures that are necessary to achieve satisfactory indoor sound levels, including (but not necessarily limited to) the potential use of acoustic barriers an alternative ventilation scheme, where required. b) Clearly show which external amenity areas at which plots will have daytime noise levels that exceed 50dB LAeq,16hour and for these plots provide a detailed specification for the additional noise mitigation measures that are required so that the outdoor noise levels at these plots does not exceed 50dB LAeq,16hour. All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots and retained thereafter. Condition 15: Plans and particulars relating to the Reserved Matters of layout and/or appearance shall, notwithstanding the submitted information, include a further Noise Impact Assessment report. The Noise Impact Assessment shall: a) Clearly show which habitable rooms in which plots will not achieve satisfactory indoor sound levels with windows open and for these rooms provide a detailed specification of the noise mitigation measures that are necessary to achieve satisfactory indoor sound levels, including an alternative ventilation scheme where required. b) Clearly show which external amenity areas at which plots will have daytime noise levels that exceed 50dB LAeq,16hour and for these plots provide a detailed specification for the additional noise mitigation measures that are required so that the outdoor noise levels at these plots does not exceed 50dB LAeq,16hour. All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots and retained thereafter.		

COMMENTS

The applicant has submitted a Noise Impact Assessment Report, Ref: NA102384-6, dated 19th March 2026 authored by Miller Goodall Ltd, pursuant of discharging the above conditions.

Section 9 of the aforementioned report identifies the worst-affected façades of the development that do not allow window openings to be used for ventilation purposes (except for purge ventilation) daytime and nighttime respectively, and confirms the glazing and ventilation requirements in Table 13:

Table 13: Glazing and Ventilation Mitigation Treatments

Description	Minimum Sound Reduction Index	
	Glazing	Ventilation
Specification Type 1	27 dB $R_w + C_{tr}$ Example specification 4 mm float glass pane / 12 mm air gap / 4 mm float glass pane i.e. Standard Thermal Double Glazing	31 dB D_{new}
Specification Type 2	Openable windows may be used for ventilation– no acoustic treatment required.	



The report also identifies that “To control noise from Penistone Road (the primary noise source across the site), increased height fencing is required around some of the most exposed external amenity areas to the west of the site. The barriers are to be constructed from continuous, imperforate material with a minimum mass of 12 kg/m² and is to extend from the ground to a minimum height as shown in Appendix F: Noise Barriers above the finalised ground levels of the site at the relevant locations” as follows:



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Object & Grid Legend

-  Building
-  Barrier
-  Existing Walls
-  1.8 m Fence
-  2.2 m Fence
-  2.8 m Fence
-  3.0 m Fence

Rev.	Date	Purpose	Drawn By
1	20/10/2025	Initial Issue	JL



Project: Penistone Road

Client: Homes By Honey Ltd

Section 11 of the report confirms that an overheating assessment was undertaken which confirmed that:

"The predicted noise levels indicate that the risk level is Medium, indicating there is an increasing risk of adverse effect, and opening windows may not be used as the primary means of mitigating overheating conditions".

However, no further information has been submitted to confirm what the applicant intends to provide in terms of ventilation that will mitigate overheating conditions - to ensure that habitable rooms that will not achieve satisfactory indoor sound levels with windows open (35dB daytime / 30dB nighttime) - provide a detailed specification of the noise mitigation measures that are necessary to achieve satisfactory indoor sound levels.

For the aforementioned reason, Environmental Health cannot recommend the discharge of conditions 7 or 15.

RECOMMENDATION

Environmental Health do not recommend the discharge of conditions 7 or 15.

The applicant is required to confirm details of a ventilation scheme that will mitigate overheating conditions, whilst achieving satisfactory indoor sound levels with windows open (35dB daytime / 30dB nighttime).

