Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/93043 - 14B Holly Bank Road, Lindley, Huddersfield, HD3 3JE		
Prior notification for change of use from commercial/business/service to 4 dwellings		
Responding Date: **09 December 2025**	**Responding Officer:** **Mohammed Nasim**	**Responding Ref:** **WK202535951**

Comments

Noise

A Sound Insulation Test has been submitted authored by Noise Survey Ltd dated 23 October 2025. It describes the proposal stating Lindley Band meet in the band room to practice and play musical instruments at 14B Holly Bank Road. The band room is at the rear of 14 Holly Bank Road. The two parts of the building share the same partition wall on the ground and first floor. The Band play on the ground floor of 14B Holly Bank Road. The first floor of the Lindley band building at 14B Holly Bank road is used as a library and storage space. No music is played on the first floor of the band building.

Approved Document Part E - Building Regulations states for dwellings and rooms for residential purposes formed by a material change of use, the airborne sound insulation of both separating walls and floors should achieve a value of 43dB $D_{nT,w}+C_{tr}$ or higher. However, it states a higher standard of sound insulation may be required between spaces used for normal domestic purposes and communal or non-domestic purposes. In these situations, the appropriate level of sound insulation will depend on the noise generated in the communal or non-domestic space. We would therefore usually look to the airborne sound insulation achieving a value 10dB above Building Regulations i.e. 53 dB $D_{nT,w}+C_{tr}$. The West Yorkshire Noise & Vibration Guidance states where a proposed noise sensitive development is to be located adjacent to an entertainment premises, the sound insulation performance of the party wall and/or ceiling should be at or above 55dB $D_{nT,w}+C_{tr}$. Whilst not technically an entertainment venue, we believe the nature of the proposal would warrant this higher level and so we have used this to consider the application.

The results of the testing as indicated in the table in Section 2 show a requirement of ≥60dB $D_{nT,w}+C_{tr}$ and this is achieved in all rooms with the exception of the proposed bedroom of Ground Floor Flat left of 14 Holly Bank Rd. A specification is given for sound insulation works to the additional three side cavity walls and suspended ceiling to the band room at 14B Holly Bank Road which is predicted to reduce the noise in the proposed flats to 28-33dB $L_{Aeq(15min)}$ for the day time which meet with the internal requirements of BS8233.

A recommendation is given for band practice to be limited to 0800hrs to 2200hrs with comment made that band music during the night time is likely to have a higher adverse impact when people are resting and when there is typically a lower back ground noise environment. As the adjoining rooms are bedrooms, this is welcomed.

The findings of the submitted report are accepted.

Note - We caveat these comments to say that compliance with Building Regulations/Planning requirements does not confer immunity from Statutory Nuisance as defined under S79 of the Environmental Protection Act 1990 and the applicant is advised to ensure no Statutory Nuisance is caused.

Contaminated Land

Para 3.2 of the submitted Planning Statement from Rose Consulting states all the construction works to create four new apartments will be carried out internally and as such, we have no comments to offer on contaminated land.

Recommended Conditions

NC14 Implement Agreed Noise Mitigation Measures – Condition

The development shall not be brought into use until all of the measures specified in the approved Sound Insulation Test report authored by Noise Survey Ltd dated 23 October 2025 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.