

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2025/93174 - Land Adjacent, 2, Hoyle Ing, Linthwaite, Huddersfield, HD7 5RX**
**Discharge of details reserved by conditions 7 (boundary treatment), 8 (footway), 10 (bat/bird roosting), 11 (Remediation Strategy), 14 (noise), 15 (CEMP) on previous permission 2022/94124 for erection of 2 dwellings (Use Class C3) and associated landscaping and car parking (within a Conservation Area)**
**Date Responded:**  
**21<sup>st</sup> January 2026**
**Responding Officer:**  
**Hannah Kent**
**Responding Ref:**  
**WK/202602239**

Thank you for consulting Environmental Health for this Discharge of Conditions application.

Environmental Health previously responded advising:

1. The submitted Remedial Specification Report Ref: GRO-25333-6133 satisfies the requirements of condition 11 and therefore this condition can be discharged
2. The submitted Noise Impact Assessment Report Ref: 31295.NIA.01 is not satisfactory for the requirements of condition 14 and therefore this condition cannot be discharged.
3. The submitted Construction Environmental Management Plan, by Home Valley Brickworks satisfies the requirements of condition 15 and therefore this condition can be discharged.

My response relates solely to the outstanding Conditions 14 (noise) on previous permission 2022/94124.

**Condition 14:** Before construction work commences or completion of enabling works a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including any commercial premises shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

- a) Determine the existing noise climate
- b) Predict the noise climate in living rooms and gardens (daytime), bedrooms (night-time) and other habitable rooms of the development
- c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required). The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

The applicant has submitted the following documents for the discharge of the above condition:

- Noise Impact Assessment Report Ref: 31295.NIA.01, Rev A dated 14<sup>th</sup> January 2026

**Condition 14: Noise Impact Assessment**

The Noise Impact Assessment Report Ref: 31295.NIA.01 Rev A 14<sup>th</sup> January 2026 establishes that the site is bounded by Hoyle Ing to the north, residential houses to the east and south, and industrial buildings to the west. The background noise climate was generally

dominated by tree rustle and distant road traffic noise and that the industrial units to the west operate during normal daytime working hours only.

An attended noise survey was undertaken for 3 hours on Monday 27<sup>th</sup> October between 12:00 - 15:00, and between 23:00 – 02:00 27/28<sup>th</sup> October 2025.

*“Noise from the nearby industrial uses (use of power tools) was only just audible above the existing noise climate and was not considered to be intrusive/distinct by the surveyor. Measurements were undertaken both with and without the contribution from the nearby industrial units”.*

The environmental noise survey results were summarised in Table 3.1, however only 5 minute “representative” measurements were presented.

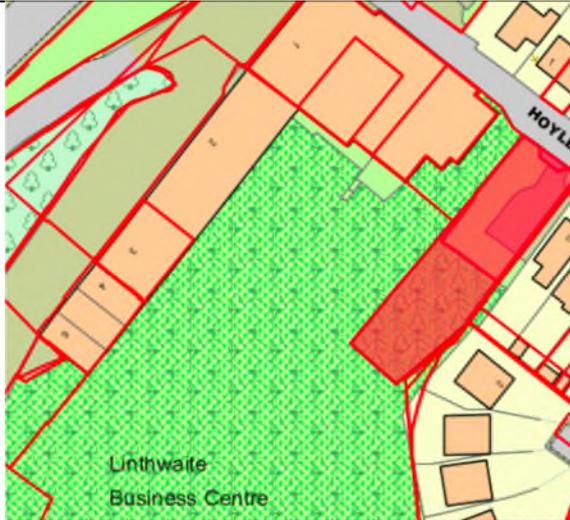
Time Period		L <sub>Aeq,5min</sub> (dB)	L <sub>Afmax,5min</sub> (dB)	L <sub>A90,5min</sub> (dB)
Daytime	12:47:40	47	61	44
	12:53:10	49	69	44
	13:44:04	49	60	44
	13:58:12	50	59	45
	<b>Representative Total</b>	<b>49</b>	<b>69</b>	<b>44</b>
Night-time	23:15:04	44	58	34
	00:11:33	43	60	35
	00:48:24	40	50	34
	01:31:54	39	58	36
	<b>Representative Total</b>	<b>42</b>	<b>60</b>	<b>34</b>

**Table 3.1 Site average noise levels for daytime and night time**

The noise survey was undertaken for a 3-hour period, but only “representative” noise levels have been supplied. We would expect more evidence to demonstrate that the presented noise levels are indeed “representative”.

The above noise levels need clarification, along with the provision of all the noise data as evidence of the noise climate on site.

Furthermore, the development site is located near to an existing industrial site, the Linthwaite Business Centre. Where several businesses operate, which could result in noise impacting the proposed development.



Much of the business development appears to be housed in fabricated sheet steel and there is the potential that noise from the existing businesses could impact a new noise sensitive development such as residential dwellings.

The purpose of the noise condition is to ensure that the development considers all potential sources of noise and demonstrates that the new development will not be impacted by the existing noise climate.

Paragraph 193 of the National Planning Policy Framework (NPPF) states: *“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.”*

Environmental Health would expect a noise impact assessment measures the existing noise climate thoroughly and demonstrates with sufficient evidence that noise will not impact the proposed development such that the amenity of future occupants would be ensured – in line with all relevant British Standards. In particular, BS 8233 (2014) - Guidance on Sound Insulation and Noise Reduction for Buildings and BS 4142 (2014)+A1 (2019) - Method for Rating and Assessing Industrial and Commercial Sound.

The submitted noise assessment has failed to demonstrate that the proposed development will not be impacted by noise associated with the nearby Linthwaite Business Centre, and we therefore cannot recommend discharge of condition 14 for noise.