

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

2025/93394 - Rowley Mills, Penistone Road, Fenay Bridge, Huddersfield, HD8 0LE

Erection of 3 storey front extension and 2 storey rear extension of Rowley Mills with associated car park amendments, ancillary structures and landscaping; first floor roof extensions, car park amendments and landscaping at International House with new access infrastructure and pedestrian crossing facility

**Responding Date:
20 January 2026**

**Responding Officer:
Mohammed Nasim**

**Responding Ref:
WK202540791**

Comments

The Rowley Mills development proposal is to create a new 2-storey extension to the existing production area at the rear (east) of the building to provide ground floor level manufacturing space and potential for office or assembly space at 1st floor level, and a new 3-storey extension to the front (west) of the building to provide offices, conference spaces, and canteen/social spaces.

The proposals for International House will be similar to the existing use and include light manufacturing, incorporating development, prototype, and pre-production quantities rather than full production, along with office and administration use.

Noise

A Noise Assessment has been submitted authored by Blue Tree Acoustics dated 05 December 2025 Ref 03780-130202. It details the proposals for both sites in paras 1.6 and 1.8, identifying the nearest noise sensitive receptors as the residential properties in Ashford Manor and Woodsome Park as shown in figure 1. The report determines the works at International House will be similar to the existing use and therefore of a low impact and so focusses on the Rowley Mills site.

Unattended background sound monitoring was undertaken from Tuesday the 4th of March through to Friday the 7th of March 2025 from within the gardens of neighbouring residential properties to the site and a summary of these findings is given in tables 1 (Ashford Manor) and 2 (Woodsome Park). Comment is made that the prevailing sound levels were generally of low magnitude, with occasional noisy events and that typical existing sources of environmental sound include road traffic on the A629 Penistone Road, wildlife, and occasional noise generated by existing activities within the Reliance RG Ltd premises – e.g. vehicles using the carparks, delivery and forklift truck (FLT) movements, mechanical plant. Environmental sound levels at Location 1 (Ashford Manor) were influenced by sound from continuous flowing water at Beldon Brook, which passes along the southern site boundary.

The report proceeds to describe the proposal stating no new external plant or equipment is proposed and that any potential new noise introduced by the proposed works will primarily be breakout of internal workshop noise via the building envelope of the new workshop extension and from an increase in vehicle movements.

The operational noise has been used to calculate daytime and nighttime levels to the nearest NSRs including from the proposed development from Homes by Honey (HBH) as shown in

tables 3 and 4. Table 5 shows the calculated levels at the HBH site which with the mitigation methods recommended for that site, show it will meet with the requirements of BS8233.

The BS4142 assessment shows that with the addition of a +6dB correction for characteristic features, there are night time exceedances at Woodsome Park indicating an adverse impact and the report identifies the external use of FLT's and the operation of the extract on the northern elevation of the existing building as the reasons for this. Mitigation measures are suggested in para 4.12 with a recommendation to limit the hours of the FLT use and the provision of localised barriers to reduce sound emission from FLT loading areas along with attenuation measures such as acoustic louvres/silencers and/or timer controls to the extract system. These exceedances can be controlled either through the introduction of these mitigation measures recommended via an addendum Noise Assessment or through the imposition of a condition to control the hours of use of the FLTs and the fan i.e. no use between 2300hrs to 0700hrs.

Further information will therefore be required before the application can be determined.

Contaminated Land

This site has been identified on our mapping system as potentially contaminated land due to its previous use (our map ref 17/16). Based upon the proposal to extend the current footprint of the site, a condition for any unexpected land contamination encountered during any groundworks is recommended.

Air Quality

An Air Quality Assessment authored by Air Quality Assessments Ltd dated 24 April 2024 Ref J0806/1/F1 has been submitted to consider the effect of the proposed development on local air quality, and of existing air quality on new receptors at the development. The report looks at the impact of the development in section 5 and finds there will be an insignificant impact. This is accepted.

Electric Vehicle Charging Points (EVCPs)

In an application of this nature, it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles are provided in accordance with the National Planning Policy Framework and *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy Group. The application form states there will be 204 parking spaces across both sites but only 15 EVCPs are proposed. We would look for 10% of the total number of parking spaces to be EVCPs i.e. 20 and this is also reflected in para 6.1.2 of the submitted Air Quality Assessment so a condition securing this percentage of charging points is therefore necessary.

Construction

The hours of construction will need to be controlled in order to protect the amenity of neighbouring properties during this phase.

Recommended Conditions

CLC6 Reporting of Unexpected Contamination – Condition

If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during

the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

CLC7 Contaminated land - Footnote

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- *BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.*

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

EVC1 Electric Vehicle Charging Points - Condition

Before the electrical system is installed, a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of non-residential parking spaces
- For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours), Fast (7-23kW) or Rapid (43kW+) charging points will be more appropriate. If Fast or Rapid charging points are proposed together with

restrictions on the times that vehicles are allowed to be parked at these points, then a lower number of charging points may be acceptable.

The agreed dedicated facilities for charging electric vehicles are to be installed, maintained and retained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

EVF1 Electric Vehicle Charging Points – Footnote

A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.

At non-residential developments, the requirement for one standard electric vehicle charging point for at least 10% of parking spaces may initially be reduced to one charging point for at least 5% of parking spaces with the remainder provided at an agreed trigger point.

The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity. The installation must comply with all applicable electrical requirements in force at the time of installation.

CSC1 Construction Site Working Times - Condition

No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and LP52 of the Local Plan

CSF1 Construction Sites working times – Footnote

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.