

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

**2026/90132 - Premier Inn, St Andrew's Road, Huddersfield, HD1 6SD**

**Discharge of details reserved by conditions 5 (details of foundations), 14 (noise assessment) and 16 (materials) of previous permission 2024/91828 for demolition of existing hotel restaurant and erection of additional hotel bedrooms with breakfast room and alterations to the car park and associated works**

**Date Responded:**  
**Friday, 17 April 2026**

**Responding Officer:**  
**HK**

**Responding Ref:**  
**WK/202608666**

Thank you for consulting Environmental Health on the above application. Our response relates to condition 14 (noise assessment).

## COMMENTS

Condition 14 states:

14. Prior to the commencement of development, a further noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- An assessment of all noise emissions from the proposed development;
- Details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises; and
- A written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation.

The development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such measures shall be thereafter retained.

## NOISE

The applicant has now submitted a Noise Impact Assessment, (no Ref), dated 30<sup>th</sup> October 2025, prepared by Scotch Partners LLP.

The report proposes to:

*assess noise emissions from new building services plant associated with the proposed works, in order to demonstrate compliance with the requirements of the condition. Noise intrusion into the new hotel bedrooms has also been assessed within this report.*

The assessment presents the findings of an environmental noise survey, an assessment of plant noise emission to neighbouring properties, an assessment of plant noise intrusion into existing hotel guestrooms, and, an assessment of external noise intrusion into new hotel guestrooms.

The report confirms the plant to be installed as follows:

*Two outdoor condenser units serving the new hotel guestrooms (Mitsubishi PURY EP200YNW-A1) and one water heater (Mitsubishi Qton ESA30EH-25) are proposed to be installed on the roof of the proposed extension.*

*The condenser units (2 No. Mitsubishi PURY-EP200 units) are able to be controlled to 70% duty during the daytime (07:00-23:00) and to 50% duty overnight (23:00 07:00). The water*

heater (Mitsubishi Q-ton ESA30EH-25) is expected to be required to operate at normal duty during both daytime and night-time hours.

Unit	Linear sound power levels in octave band centre frequencies (dB)							
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
PURY-EP200 70% duty	79	74	69	67	65	62	64	60
PURY-EP200 50% duty	75	68	60	59	56	53	57	55
Q-ton ESA30EH-25	68	63	57	57	60	55	51	45

Table 4-2: Manufacturer provided sound power levels (per unit), (in dB ref:  $1 \times 10^{-12}$  W)

The report confirms that “the specific sound levels of the proposed plant at the assessment location are presented in Table 4-3, along with the associated rating levels. The levels are inclusive of the proposed reduction in operating duties for the condenser units”.

Time	Lowest background level	Receiver	Specific sound level	Rating level	Difference from background
Daytime (07:00- 23:00)	44 dB $L_{AF90,15min}$	Student accommodation block	26 dB $L_{pA}$	31 dB $L_{Ar}$	-13 dB
Night-time (23:00- 07:00)	37 dB $L_{AF90,15min}$	Student accommodation block	20 dB $L_{pA}$	25 dB $L_{Ar}$	-12 dB

Table 4-3: Predicted plant noise level at the assessment location

The above table demonstrates that the proposed plant noise levels are acceptable, and that no additional noise attenuation measures are necessary to protect the occupants of the nearest noise sensitive premises.

## RECOMMENDATION

The submitted assessment satisfies the requirements of the condition 14, which may be discharged.