

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended)**

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR  
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	<b>2026/44/90916/W</b>
Site Address:	4, Brewery Drive, Lockwood, Huddersfield, HD4 6EN
Description:	Discharge of details reserved by condition 1 (noise) on previous permission 2025/93340 for prior notification for change of use from commercial/business/service to one dwelling
Recommending Officer:	Joanna Rednall

**DECISION – Discharge of Condition 1 - Approved**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Kirsty Nicholls

***AUTHORISED OFFICER***

**Date: 26-May-2026**

## **Officer Report**

**Reference no.** 2026/90916

**Site Address:** 4, Brewery Drive, Lockwood, Huddersfield, HD4 6EN

**Proposal:** Discharge of details reserved by condition 1 (noise) on previous permission 2025/93340 for prior notification for change of use from commercial/business/service to one dwelling.

## **Assessment**

### **Condition 1 - Noise**

1. Before the development is brought into use, a 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:

- a. an assessment of all noise emissions from the proposed development
- a. details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises
- b. 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.

**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.

## **Assessment**

The applicant has submitted a Noise Impact Assessment Report Ref: NIA-12565-26-12869-v1, dated 31st March 2026, prepared by Environmental Noise Solutions.

The report objectives were to:

- Determine external noise levels at the site
- Assess the potential impact of the external noise climate on the proposed residential development with reference to relevant guidelines
- Provide recommendations for a scheme of sound attenuation works, as necessary, to provide residential amenity for future occupants

An environmental noise survey was undertaken between Thursday 12th through to Friday 13th March 2026 at two measurement positions MP1 on the

south-eastern elevation of the building, overlooking Brewery Drive, and MP2 on the north-western elevation of the building. The report noted that measurements were undertaken within 1m from the façade of the building in both cases, and therefore a -3dB reduction was included to provide free-field noise levels.

The report confirmed that:

*“Noise levels at the site are relatively low. As a consequence, standard double glazing (such as 4 mm glass / 6-20 / 4 mm glass) with standard trickle vents is likely to be appropriate throughout the development”.*

On this basis, a calculation of internal noise levels based on the measured external noise levels to internal noise levels, and the resultant internal noise levels were presented in table 4.1.

The report concluded that:

*“On the basis of the above, the proposed glazing and ventilation specification is appropriate for all habitable rooms at the site”.*

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Noise Impact Assessment Ref: NIA-12565-26-12869-v1, dated 31st March 2026, KC Environmental Health have confirmed they have no objection to the discharge of condition 6.

Taking account of the response of the Environmental Health Team it is considered that the submitted information is sufficient for the discharge of condition no.1 and it is therefore recommended this condition is discharged.

### **Decision Notice Text**

#### **Condition 1 - Noise**

The following information has been submitted:

- Noise Impact Assessment Report Ref: NIA-12565-26-12869-v1, dated 31st March 2026, prepared by Environmental Noise Solutions

The submitted details are considered acceptable and on the basis of the submitted information Condition 1 is discharged.

