

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/91093 - 1a, Church Lane, Newsome, Huddersfield, HD4 6JE		
Discharge of details reserved by conditions 1 (noise assessment report), 2 (sound insulation performance) and 3 (waste collection) on previous permission 2025/93098 for prior notification for change of use from commercial/business/service to one dwelling		
Date Responded: Wednesday, 03 June 2026	Responding Officer: HK	Responding Ref: WK/202615102
Thank you for consulting Environmental Health on the above application. Our response relates to conditions 1 (noise assessment report) and 2 (sound insulation performance) on previous permission 2025/93098. Condition 1 states: 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 b) details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises c) 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. 2. Before the development is brought into use written evidence to demonstrate that the airborne sound insulation performance of the party floors/walls/ceiling of the development is of a minimum of 53dB DnTw + Ctr shall be submitted to and approved in writing by the Local Planning Authority. If it cannot be demonstrated that the aforementioned airborne sound insulation performance has been achieved, a scheme incorporating further measures to achieve the sound insulation performance shall be submitted to and approved in writing by the Local Planning Authority. All works comprised within those further measures shall be completed and further written evidence to demonstrate that the aforementioned sound insulation performance level has been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. <u>COMMENTS</u> The applicant has submitted a Noise Impact Assessment Report Ref: NIA-12587-26-12859-v1, dated 8th April 2026, prepared by Environmental Noise Solutions. Environmental Health did not comment on the original planning application 2025/93098, and it is noted in the submitted report that: <i>"Whilst the above condition makes reference to the noise emissions from the proposed development, it is assumed that this was applied in error as the proposals relate to residential use of the property. On this basis, the noise impact assessment instead considers the impact of the external noise climate on the proposed residential development, with reference to relevant guidelines".</i>		

The report goes on to identify the appropriate guidelines:

2.4 ProPG Planning and Noise: New Residential Development

ProPG Planning and Noise: New Residential Development (ProPG)⁴ was published in 2017 by the Association of Noise Consultants, Institute of Acoustics and the Chartered Institute of Environmental Health.

Stage 2: Element 2 of ProPG sets indoor ambient noise levels for residential dwellings based on the guidance contained in British Standard 8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings'⁵ (BS 8233), see Table 2.1.

Table 2.1: Indoor Ambient Noise Levels in Dwellings

Activity	Location	Good Indoor Ambient Noise Levels	
Resting	Living Room	35 dB LAeq (0700-2300)	-
Dining	Dining Room/Area	40 dB LAeq (0700-2300)	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq (0700-2300)	30 dB LAeq (2300-0700) 45 dB LAmax,F (2300-0700)

The report presents the results of an environmental noise survey undertaken from Wednesday 18th March 2026 through to Thursday 19th March 2026. The surveyor noted that:

"Noise levels at both front and rear facades were found to be dominated by road traffic noise, with no other significant noise sources noted".

Measured noise levels were higher to the front of the property where bedroom windows will overlook Church Lane:

- 61 dB LAeq (0700-2300) during the daytime
- 53 dB LAeq (2300-0700) during the night-time
- 76 dB LAFMax during the night-time

The assessment confirmed the sound insulation requirements to meet the appropriate internal noise levels, stating that:

"Bedrooms should be fitted with double glazing rated at least 25 dB Rw+Ctr (such as 4 mm glass / 12 mm cavity / 4 mm glass) in conjunction with acoustic vents rated at least 37 dB Dn,e,w+Ctr per 5000 mm2 such as:

- Titon V75 vent (TA5235) with C75 canopy (TA5236) acoustic trickle vents
- Ryton AAC125HP acoustic wall vents

This configuration will provide circa 31 dB(A) sound insulation from external to internal at the site"

"The rear-facing living room may be fitted with double-glazing rated at least 25 dB Rw+Ctr (such as 4 mm glass / 6-20 cavity / 4 mm glass) in conjunction with trickle vents rated at least 32 dB Dn,e,w per 5000 mm2 EA (vent open) such as the Titon Trimvent Select Xtra S13 with XC13 canopy".

The assessment confirmed that:

"Noise levels throughout the development will readily satisfy the internal noise criteria ... with the provision of glazing and ventilation as specified".

The submitted Noise Impact Assessment Report Ref: NIA-12587-26-12859-v1, dated 8th April 2026, prepared by Environmental Noise Solutions is satisfactory, and provides the relevant information to enable the applicant to install sufficient noise insulation measures to ensure that the internal noise environment will meet the necessary criteria detailed in BS8233:2014 for residential dwellings.

The applicant has submitted a drawing Ref: UD-613, prepared by Unite Designs. The submitted drawing presents details of a build-up specification for the party floors suggesting the following (will achieve the required airborne sound insulation performance specified by condition 2:

Ground floor ceiling specification

1. *18mm Existing Plywood (Ensure all boards are screw-fixed and joints are tight to minimize flanking)*
2. *Existing Timber Joists with Absorption 150mm Acoustic Mineral Wool Min. density 10–45kg/m³; friction-fitted between joists.*
3. *Isolation Gap 50mm Air Gap a clear physical break between the bottom of the floor joists and the top of the ceiling joists.*
4. *Ceiling Joists supported by independent wall hangers or new wall plates; must not touch the floor joists.*
5. *15mm Acoustic Plasterboard All joints taped and filled.*
6. *15mm Acoustic Plasterboard Joints staggered 600mm relative to the first layer.*
7. *Perimeter Acoustic / Fire Sealant Continuous bead at the junction between the ceiling and walls.*

The submitted drawing details suggests that the ground floor ceiling specification will achieve the following:

Airborne sound Predicted Test results 52 -58DB Required 43DB

Impact Sound Predicted test result 43DB Required 64

Condition 2 requires that the applicant demonstrates that the sound insulation performance has been achieved – this will require that a sound insulation test is performed once the sound insulation has been installed to demonstrate that the airborne sound insulation achieves a minimum of 53dB DnTw + Ctr. The submitted information does not demonstrate this has been achieved, and therefore condition 2 must remain.

Upon completion of the redevelopment construction work, the applicant should employ a suitably competent person to undertake a sound insulation test. The results of the sound insulation test should be submitted in report format to demonstrate that the party walls/floors/ceilings meet the minimum of 53dB DnTw + Ctr airborne sound insulation performance.

RECOMMENDATION

The submitted Noise Impact Assessment Report Ref: NIA-12587-26-12859-v1, dated 8th April 2026, prepared by Environmental Noise Solutions assessment provides satisfactory internal noise levels for the proposed development which Environmental Health assumes was the intention of condition 1, which may be discharged.

It should be noted that whilst the recommended glazing and acoustic vents achieve satisfactory internal noise levels, windows will need to be kept closed to ensure satisfactory internal noise levels. This can result in the occupants having to choose between satisfactory internal noise levels and thermal comfort – because in hot weather, windows need to remain closed.

Approved Document O provides guidance on mitigating overheating in new residential buildings in England, as part of the Building Regulations. The main aim of Approved Document O is to reduce the risk of overheating in residential buildings by ensuring adequate design and construction measures. It is suggested that the developer ensure that an

overheating assessment is undertaken and that suitable alternative ventilation is provided to prevent the need for future occupants to open bedroom windows at night

The Noise Impact Assessment Report Ref: NIA-12587-26-12859-v1, dated 8th April 2026, prepared by Environmental Noise Solutions confirms that windows are likely to be closed during sleeping hours due to high external noise levels.

Condition 2 requires the applicant to demonstrate that the airborne sound insulation achieves a minimum of 53dB DnTw + Ctr. The submitted information does not demonstrate this has been achieved, and therefore condition 2 must remain.