

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

2026/91401 - First Huddersfield, Old Fieldhouse Lane, Huddersfield, HD2 1AG

Proposed electrification works including ground and gantry mounted chargers, overhead steel gantries and GRP feeder panels buildings

Responding Date:
Friday, 26 June 2026

Responding Officer:
HK

Responding Ref:
WK202612476

COMMENTS

The applicant has submitted a Design & Access Statement (DAS), dated 12th May 2026, prepared by Janus Architecture. The DAS provides details of the extent of the application as follows:

"This application is for the electrification of an existing diesel bus depot currently operated by FirstBus which will be part of the WYCA franchising process to provide up to 118 Fully electric buses on the site for use in the local area.

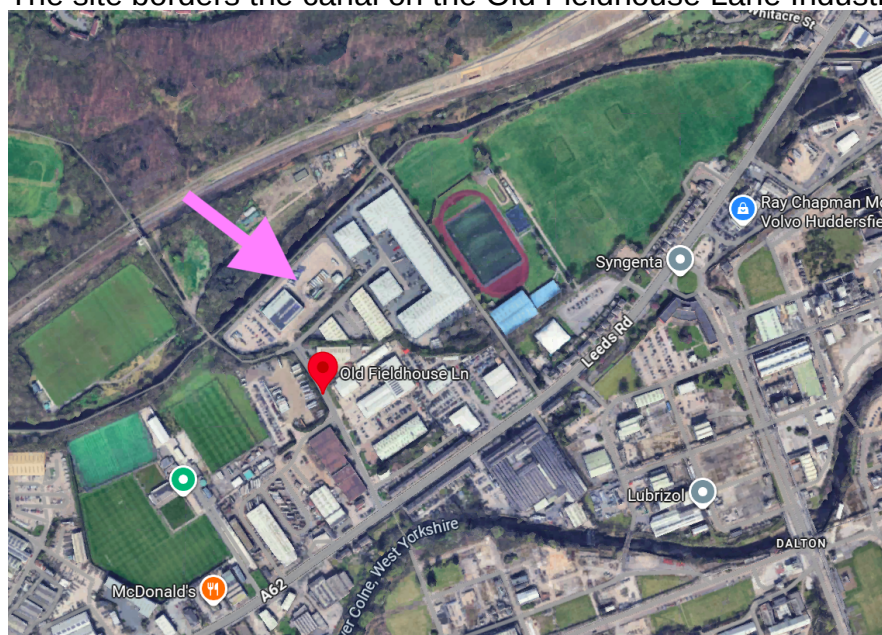
The proposed electrification of the depot involves the demolition of an existing fuelling canopy on site to provide more yard area.

The proposal also includes the installation of electrical infrastructure consisting of 3 Feeder panels. These will provide power across the site. The proposal indicates the construction of 10 No. overhead steel gantries with drop down reel chargers plus overhead steel structures that will transfer cable around the site.

The proposal also indicates 20 No. ground mounted Heliox Flex 250A chargers with further chargers provided inside the building. To provide power to the chargers around the site there are 38 No. ground mounted Heliox 180 power units. With further located inside the depot building. There will also be 2No. 400 KW chargers located in the car parking area that can be used for opportunity charging in the daytime".

Noise

The site borders the canal on the Old Fieldhouse Lane Industrial Estate:



The applicant has submitted a Noise Impact Assessment, Ref: NIA/12589/26/12906/v1, dated 24th April 2026, prepared by Environmental Noise Solutions in support of the application, for the new bus depot charging infrastructure at the clients existing bus depot at Old Fieldhouse Lane.

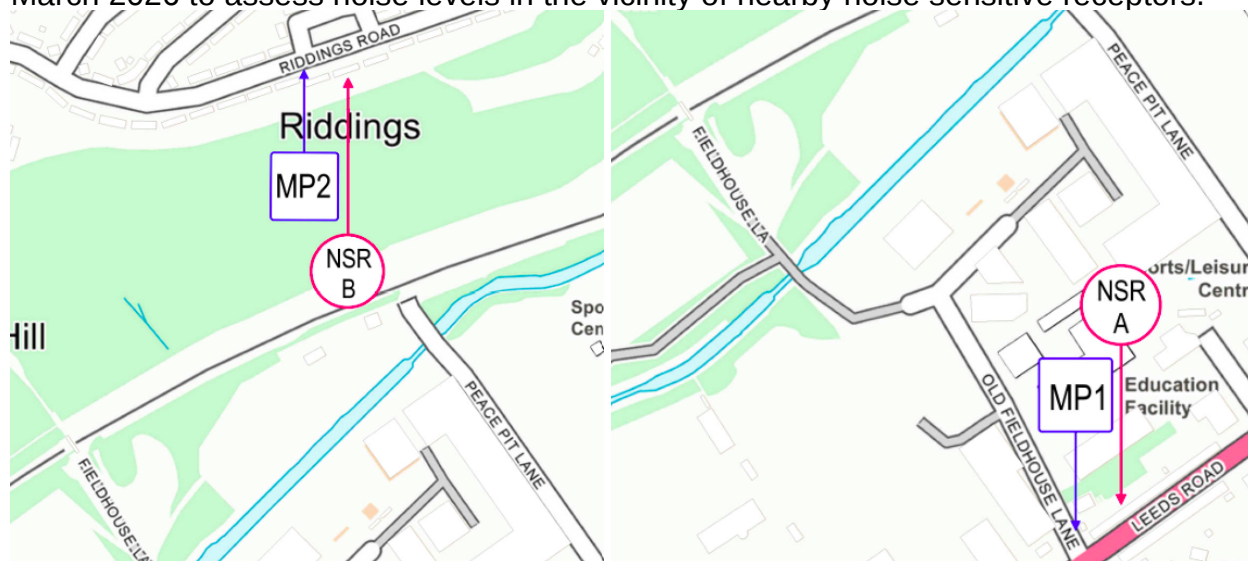
The report dated 24th April 2026 presents:

- *The methodology and results of a noise survey conducted at the site*
- *The assessment of potential impact of noise emission from the proposals on existing noise sensitive receptors*

The report dated 24th April 2026 states that:

- *The proposals are for the demolition of parts of the existing depot and the installation of new charging points, allowing the client's existing conventional fossil fuel powered buses to be replaced with electric and hybrid buses.*
- *The site presently provides parking and maintenance space for the client's fleet of conventional buses, and it is understood that the proposals do not represent an intensification of use on the site, which is presently used by similar numbers of conventional buses.*

A baseline environmental noise survey was undertaken on Wednesday 25th and Thursday 26th March 2026 to assess noise levels in the vicinity of nearby noise sensitive receptors.



Section 3.2 of the report dated 24th April 2026 states that:

"With reference to the guidance set out in Section 2, rating noise limits have been set at a level not exceeding 5 dB above the existing background noise level".

Operational noise levels were calculated in a noise model based on manufacturer's data is presented below:

- 67 no. Heliox battery charger units – 73 dB LwA
- 2 no. mains transformers – 62 dB LwA

Table 4.2 presents the results of the BS4142 noise assessment, confirming that noise levels at the nearest noise sensitive receptors are between -4 to -16dB below the nighttime background sound noise levels.

Table 4.2: BS4142 Assessment – Night

Parameter	A	B
Typical background sound level (dB $L_{A90,15min}$)	45	33
Specific noise level (dB $L_{Aeq,15min}$) (See Table 4.1)	25	25
Acoustic feature correction (dB)	+4	+4
Rating level (dB $L_{Ar,Ti}$)	29	29
Excess of rating over background sound level (dB)	-16	-4

The assessment concludes that:

“The results of the assessment indicate that noise from the proposals is below the level at which adverse impacts are likely according to BS 4142.

On this basis, the proposals are considered suitable for the development location”.

The submitted Noise Impact Assessment, Ref: NIA/12589/26/12906/v1, dated 24th April 2026, prepared by Environmental Noise Solutions is accepted and concludes that noise impacts are unlikely.

Contaminated Land

This site has been and continues to be used as a Bus Depot. It is thought that the site contains underground storage tanks, and it is noted that the proposal includes the demolition of an existing fuelling canopy for additional parking provision. Contaminated land conditions would be necessary (should any land excavation be required during the re-development).

Construction

Due to the proximity of the site to neighbouring residential dwellings, therefore a condition is recommended for controlling the construction site's hours to protect the amenity of the occupants of nearby dwellings.

RECOMMENDED CONDITIONS

NC10 Noise from Fixed Plant & Equipment - Condition

The combined noise from the electrical charging infrastructure AND any other additional fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. “Rating level” and “background sound level” are as defined in BS 4142:2014+A1:2019.

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.

NF4 Competent Person - Footnote

All Noise Assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

[**Note:** Contaminated land conditions would only be required if groundworks are necessary for redevelopment]

CLC1 Submission of a Phase 1 Preliminary Risk Assessment Report - Condition

Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and 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

CLC2 Submission of a Phase 2 Intrusive Site Investigation Report - Condition

Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (CLC1). Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and 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

CLC3 Submission of Remediation Strategy - Condition

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) further. Groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

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

CLC4 Implementation of the Remediation Strategy - Condition

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks 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 shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

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

CLC5 Submission of Verification Report - Condition

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures 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 2021. 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.

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.

