

# Grimshaw Lane, Manchester. Noise Management Plan.

Following the submission of the Hoare Lea Acoustics (HLA) report reference 'REP-10-12571-05-AM-20201104-Environmental Noise Report-Rev 2' issued 4<sup>th</sup> February 2021, planning permission has been granted, subject to a series of conditions including Condition 17 which relates to the submission of a Noise Management Plan. Condition 17 states the following:

## Condition 17

*Prior to any above ground works, a Noise Management Plan (NMP), to assess noise from all activities associated with the use of the loading bays, service yards and loading dock area, shall be submitted for approval in writing by the City Council as local planning authority. The approved plan, including any agreed mitigation measures, shall be implemented prior to the first use of the development and thereafter retained and maintained for as long as the development is in use.*

*Reason - To minimise the impact of the deliveries on nearby residential properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)..*

With regard to noise from the service yards, the submitted report concludes with the following:

*Assessment of [service yard] activity noise levels for the proposed development indicates that the BS 8233 daytime and night time internal and external criteria for new dwellings would readily be achieved at the nearest residential properties. BS 8233 internal criteria would be achieved with open windows at the nearest dwellings.*

*Assessment of [service yard] activity noise levels in accordance with BS 4142 indicates that noise from the proposed development would achieve a condition of 'low impact' at the nearest existing residential properties at all times and would be unlikely to give rise to noise disturbance.*

*It is noted that the predicted noise levels at the dwellings from the proposed development are significantly below the existing ambient and background noise climate and, consequently, are unlikely to be noticeable.*

*It will be necessary to implement noise limit criteria for any plant installations associated with the proposed new development in order to prevent disturbance at the nearest residential properties. Limit criteria in this respect have been determined in accordance with BS 4142:2014.*

*It is noted that the proposed development does not represent the introduction of new noise sources to this site and noise from plant, HGV movements and loading and unloading activities have all previously occurred at the development site.*

The assessments provided in the submitted noise report does not indicate any specific adverse impacts that require control measures. However, noise generation from day to day activities can be minimised with suitable good housekeeping measures to minimise extraneous noise. Such measures might include:

- instruction to all site personnel of the requirement, wherever practicable, to minimise noise emissions.
- instruction to all site personnel prohibiting the use of radios in the service yard.
- placement of prominent signs at key locations instructing visiting personnel of the need to minimise noise emissions.
- instruction to all drivers to turn off the engines and radios of stationary vehicles.
- instruction to drivers to use vehicle horns only in cases of emergency.
- organise site operations to minimise the use of fork lift trucks outside of workshops during night time.
- where possible, utilise electric or gas powered forklift trucks in place of diesel.
- minimise the number of external storage areas or waste skips and restrict the disposal times to daytime only
- appoint appropriate personnel for management of on-site noise and to provide a contact point for adjacent office workers.