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Elizabeth Street, Cheetham Hill – Noise Management Plan

The noise management plan (NMP) for operation of the development is presented below. This NMP has been agreed with Manchester City Council and forms a part of any planning permission granted for the site.

This document will issued to any new management company for the site and will also form part of any handover document pack should the site be sold

1.0 Forklift Truck Use

1.1 Only electric forklifts can be used on the site during the late evening (2100h to 2300h) / night-time periods (2300h to 0700h).

1.2 Forklift truck use will be avoided at night other than occasional essential use. Activities that involve using a fork-lift truck for longer than approximately 3 minutes (in each hour) must only be undertaken during normal daytime hours (0800h to 1800h).

1.3 Reversing alarms will be switched off at night with appropriate driving speeds selected to safely reverse vehicles without alarms and / or banks person used where necessary.

1.4 Electric forklifts will be selected that generate a noise level of no greater than 65dB(A) 3m during use.

1.5 The external surface will be well constructed with all joints between different sections and external to internal surfaces levelled.

1.6 All floor surfaces must be kept in a good state of repair.

1.7 Forks must not impact the ground at any time during the daytime or the night-time.

1.8 Forks must be secured in order that there is no rattling that occurs when the trucks are driven.

1.9 Forklifts will be driven with care to avoid impact with any pallets, bollards, buildings or delivery vehicles at all times.

2.0 Deliveries

2.1 Units 1 and 8 will not have HGV deliveries late evening (2100h – 2300h) or during the night-time (2300h – 0700h). All other units (i.e. 2 to 7 and 9) can be serviced 24-hours per day using both vans and HGV's.

2.2 During the night-time period, deliveries for HGVs and large vans (greater than 3.5 tonnes) will only occur via a vehicle that has reversed up to the shutter doors so deliveries can only occur internally.

2.3 The roller shutter doors will be lowered to the top of the vehicle to minimise the opening size to no greater than approximately 10m^2.

2.4 Any night-time deliveries incorporating forklift trucks can only occur in the buildings – i.e. night-time service yard deliveries will not occur.

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2.5 Hand deliveries via vans can occur at any time but noisy delivery cages etc. will not be used.

2.6 Reversing alarms will be switched off during the late evening / night-time periods and a banks person / appropriate driving speeds used to safely allow alarms to be switched off.

2.7 Trailers will not be unhitched / re-hitched at any point during the night-time.

2.8 HGV chiller units will not run during the night-time.

2.9 Engines of any delivery vehicles will not idle for more than 1 minute i.e. engines cannot be left idling.

3.0 Other Elements

3.1 Roller shutter doors will remain closed at all times during the late evening (2100h to 2300h) / night-time (2300h to 0700h) periods with the exception of the periods when deliveries are occurring (as described under the 'deliveries' section above).

3.2 Internal activity noise levels will be limited to 75dBL_{Aeq} during period when deliveries occur.

3.3 Radio noise must be inaudible at residential properties at all times.

3.4 Radios used in units 4 to 8 will be switched off when roller shutter doors are open.

3.5 No impact noises shall occur in external areas during the night-time periods – e.g. use of external skips, pallets being dropped etc.

3.6 No communication using raised voices will occur in the external areas during the night-time periods.

4.0 Landlords & Tenants Checks / Maintenance

Tenant's Checks

4.1 A site supervisor / manager for each building that operates forklifts will undertake checks before each night-shift to ensure that forks of any fork-lifts are secured and not resulting in rattling noises when being driven. These checks shall be recorded together with any non-compliance actions taken.

4.2 Site supervisors / managers for each building should inform the Landlord should any of the loading area surface become damaged resulting in impact noise from forklift use.

Landlord's Checks

4.3 Periodic late evening / night-time checks are to be undertaken by the landlord / management company to ensure that tenants are complying with points 1.2, 1.7, 1.8, 3.1, 3.5, 4.1 and 4.2, above. These checks will be documented details of any non-compliance actions taken will be recorded.

4.4 Repeat offenders could lose their tenancy should the offences result in specific and verified noise complaints to the site or the landlord, and the tenant's actions are in breach of the tenancy agreement.

4.5 The landlord / management company will undertake annual inspections of the noise barrier to ensure a good state of repair. Maintenance works are discussed below.

4.6 The landlord / management company will undertake annual inspections of the surface of the service yard regarding points 1.5 and 1.5. Maintenance works are discussed below.

4.7 Furthermore, should any noise complaints be made checks will be undertaken in addition to the periodic checks.

Maintenance

4.8 Should any damage to the loading area surface be identified (either by landlord's checks or tenant's reports) which is resulting in impact noise due to forklift trucks rolling over it, the landlord / management company will aim to repair the surface within 1 week of the damage being logged.

4.9 The landlord / management company will aim repair the noise barrier with 1 week of logging any damage. An equivalent Jackson's fence panel will be used for large repairs. For smaller repairs appropriate timber panels will be used that have a mass per unit area of at least 10kg/m^2 e.g. 20mm thick pine.