

Elizabeth Street, Cheetham Hill – Noise Management Plan

The proposed noise management plan for operation of the development is presented below.

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 10m².
- 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.
- 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 Checks / Maintenance

- 4.1 Periodic late evening / night-time checks are to be undertaken by the landlord / management company with regard to ensuring tenants are complying with points 1.2, 1.7 and 1.8 above.
- 4.2 Furthermore, should any noise complaints be made checks will be undertaken in addition to the periodic checks.
- 4.3 Repeat offenders could lose their tenancy should the offences result in specific and verified noise complaints to the site or the landlord, and the tenants actions are in breach of the tenancy agreement.
- 4.4 The landlord / management company will undertake annual inspections of the surface of the service yard with regard to points 1.5 and 1.5. Any required works will be undertaken as a matter of urgency. In addition, tenants will be encouraged to report any issues with the surface deteriorating. Furthermore, additional checks will be made should complaints be received or the management company becomes aware of a potential issue.
- 4.5 The landlord / management company will inspect the noise barrier annually and any repairs will be dealt with as a matter of urgency. Repairs will be like for like products / materials or a suitable alternative (i.e. a fence with is at least 10kg/m²).