TECHNICAL NOTE	
Project	R2466 City Works, Openshaw
Subject	Proposed Noise Management Plan
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Red Acoustics has been instructed by Bansco to produce a template noise management plan (NMP) and associated guidance for discussion with Network Space Ltd. A suitable NMP must be submitted to Manchester City Council (MCC) for compliance with Planning Condition 13 of the relevant planning consent relating to the Openshaw site.

13. Prior to commencement of the use within each unit hereby approved, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority for that unit. The NMP for any unit shall include an assessment of noise from all activities associated with the loading bays, service yards and loading dock area associated with that unit. Any measures or restrictions of the external yards in connection with the content of the approved NMP shall be implemented in full before the use within that unit commences.

Condition 14b also relates to actions that should be incorporated into the site wide NMP and is repeated below for clarity:

14. b) All windows and doors to all units must remain closed (excluding access and egress through doors) during night-time hours if work is taking place inside the buildings.

A noise management plan specific to each unit must be submitted and approved prior to commencement of use of each unit. This is likely to incorporate site wide management actions to be overseen by an appointed person and individual unit actions specific to the business operators. Tenants, and the nature of the individual businesses are not confirmed at this stage. It is recommended that a site wide NMP file be maintained and reviewed by the site landlord using this covering document at a guide.

The purpose of this document is to provide advice on actions to be taken by the site landlord and future tenants and to provide a template framework for documentation of these actions. Further advice and a general framework is also provided to enable the landlord to generate the tenant specific noise management plan actions and document these for submission to the LPA as necessary.

Noise management plans are created for the purpose of preventing issues relating to deliveries and servicing of the industrial/commercial units now under construction, once operational. The plan will enable the tenants and landlord to put appropriate measures in place to give confidence to the Local Planning Authority (LPA) and local residents that compliance can be demonstrated.

The NMP will need to be an operational document, maintained and updated by the site landlord and tenants. It will require collaboration between site operators, suppliers and contractors accessing the units to be successful. It is recommended that both the landlord and each tenant maintain a person or group of individuals responsible for implementation and regular review of the NMPs.

The primary function of an NMP is to detail the measures necessary to minimise noise as far as is reasonably practicable, having regard to the risks associated with the site and it impact on local residents. The planning condition also requires that all activities specifically associated with the loading bays, service yards and loading dock be listed and assessed for each unit.

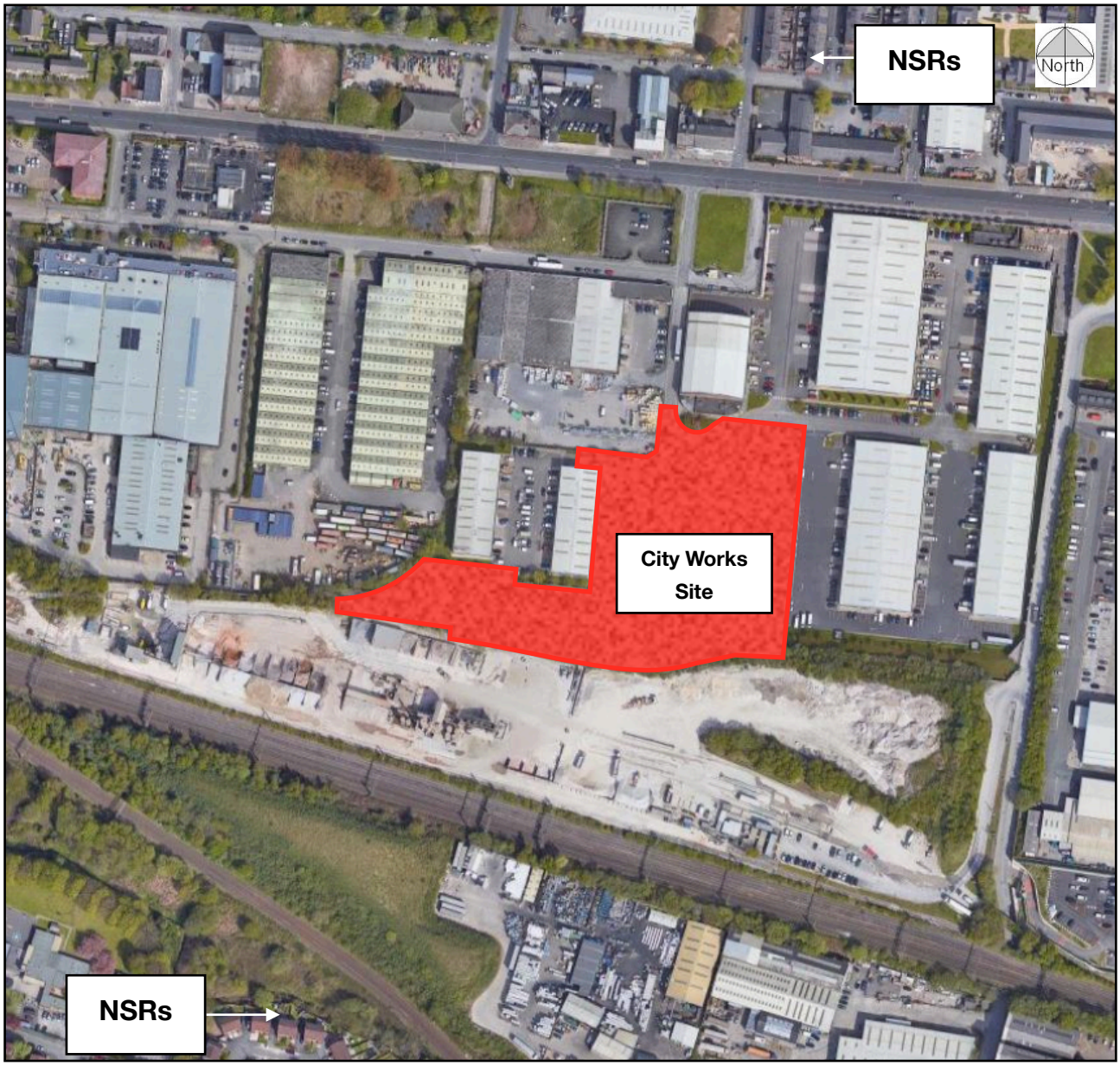
The main focus of the NMP will be the management of deliveries and external vehicle movements, as this will apply to all units and the wider site. The risk of noise impact adversely affecting nearby residents and noise complaints resulting from this can be initially assessed for deliveries at each unit using the risk matrix shown in Tables 1 and 2 below. This will form the basis for the unit specific assessment to be undertaken by the NMP owners once each unit occupier is known.

Description of the Wider Site and its Surroundings

The City Works, Openshaw development is a newly built group of commercial units formed by portal frame construction, incorporating service yards, loading bays, large open plan units and ancillary office and reception spaces.

The site is located in the context of a commercial use area and is bordered by both transportation and industrial/commercial sound sources. It is unlikely that new occupiers of the units will add new acoustic characteristics to the local environment and there are no noise sensitive receptors (NSRs) in the immediate vicinity. Risk is therefore relatively low provided that basis principles of noise management are implemented. Figure 1 below shows the site location in relation to its surroundings and the location of the NSRs.

Figure 1: City Works, Openshaw in Context



NSRs are located to the north at a distance of approximately 190m and to the south at a distance of approximately 230m. Prior to commencement of construction, baseline environmental sound surveys were undertaken to establish the existing noise climate at the location of the quietest NSRs. The results of the baseline noise monitoring are presented below if required for future reference.

Figure 2: City Works, Openshaw - Site Layout



Site Wide Noise Management Considerations

The City Works site is separated into 4 units and associated access. It is not possible to know who the occupiers of the completed development will be at the planning stage, or when determining the principles for management of noise across the site as a whole. It can be assumed from the general design of the development that the day to day operation of the units will involve deliveries taking place and the potential for servicing vehicle movements within the service yards.

It is reasonable to assume that deliveries will be in the form of both small vans and large heavy good vehicles accessing the site to load or unload goods for processing and storage within the units themselves.

It will therefore be possible to outline basic principles of good practice that will help protect the development from complaints of noise due to deliveries and servicing. It will be necessary to set a timescale for the regular review of the site wide principles to avoid unnecessary precautions and to enable new controls to be implemented as needed.

- Compliance with planning condition 14b must be implemented across the site.
- Vehicular access to site - Access is via busy main road routes (A635) and is not likely to significantly add to the noise climate in the surrounding area given this context. Notwithstanding this, tenants should manage delivery times avoid causing multiple deliveries at once.
- Vehicle movements on site - These should be managed to prevent congestion and vehicles waiting off-site for access.
- Consideration should be given to periods of high activity for neighbouring businesses and avoid multiple vehicles arriving at one time.
- Engagement with tenants and their suppliers should be undertaken during regular review of the NMPs to allow levels of activity to be assessed.
- The landlord and tenants will ensure clear signposting and driver communication to prevent drivers becoming lost.
- The age of vehicles will be considered and suppliers should be encouraged to utilise vehicles that incorporate built in noise mitigation (e.g. broadband reversing alarms, soft close doors, quiet flooring for wheeled containers).
- Avoid engine idling on site.
- All vehicles and equipment should be maintained and in good condition. Poorly maintained, noisy equipment should be replaced as necessary. This will relate to vehicles belonging to tenants and should also be enforced by tenants on their suppliers.
- Appropriate staff training will be provided by tenants to ensure activities can take place with noise impact in mind. Behavioural issues such as shouting, playing music and slamming doors can give rise to noise complaints.
- Ensure that delivery bays are well maintained to reduce noise from operation of roller doors.
- Avoid use of PA systems.
- Avoid use of bells and sirens at delivery points.
- Avoid sounding of horns on site or when approaching/leaving.
- Organise storage and movements of handling units/materials to minimise unnecessary movements.
- Allow sufficient time for loading operations to be undertaken quietly.
- Ensure entrance gates are maintained and can open/close quietly.
- Use of electric pallet handling vehicles where possible.
- Ensure that noise mitigation measures are proportionate to the risk of noise disturbance to NSRs.

The landlord's responsible person should complete an NMP document. This should reference the tenant completed NMP documents and together the documents should show how the site has been considered by the operators to address the above items and any other site specific issues. An A3 printable version for completion is included at the end of this document.

Site Wide Landlord Requirements

The tenant of each unit should provide a completed noise management plan, this should include:

- Detail risks of noisy activity to the nearest NSPs.
- Include a completed NMP document for which a template is provided below.
- Detail noise generating activity and any noise control measures needed.
- Be reviewed regularly to account for changes to activities on site and receptors off site.

The landlord's responsible person should maintain the submitted NMPs in a file for regular review and action if noise complaints are received.

Tenant Specific Noise Management Considerations

In addition to the site wide advice above, noise considerations for tenants occupying the City Works site will vary depending on the type of operation and activities taking place on site. A template is provided below as a guide that may be completed by each tenant and provided to the landlord for addition to the wider NMP document. These documents should be reviewed regularly to ensure that the document takes account of changing conditions on site.

Deliveries are likely to form the main focus of the noise management plan, however it is recommended that all noise be considered to ensure that the risk rating in relation to the noise management record for each premises remains low.

Each tenant should complete an NMP document specific to their unit and operational activities. The example in table T1 below provides an outline framework that will enable each tenant's designated NMP owner to review operations and outline noise considerations and intent. An A3 printable version for completion is included at the end of this document.

Table 1: NMP Outline Information (Tenant)

City Works Openshaw - Unit Specific NMP	
Organisation Details	Company Name
	Name of person responsible for NMP
	Email / Phone
Date of Last Review	Date
NMP Measures	State nature of business in context of surroundings
	State intent to prevent and manage noise issues to NSPs
	Detail any noise generating activity
	Detail work practices and equipment adjusted to minimise noise
	Review site specific planning restrictions (e.g. Condition 14b) and incorporate into working practices.
	Specify frequency of review of NMP
	Specify frequency and nature of inspection of site for noise issues
	Detail how complaints are to be recorded and managed
Risk Assessment Result (Deliveries) (See Tables 2 & 3 Below)	Consider result and how actions can be implemented to reduce result further if needed. Record in NMP Measures above
Site Plan	Show main traffic routes have been considered
	Show NSPs identified
	Specify frequency of review to identify any new NSPs

Risk Assessment Matrix for Deliveries

Table 2: Risk Rating Values

Risk Rating	Suggested Action	Risk Score / Site Score
Low	Noise impact is likely to be minimal	< 10
Medium	NMP should consider impact and mitigation measures	10 – 20
High	Change activity to avoid risk	> 20

Table 3: Risk Scoring Table

Criteria for Risk Assessment		Risk Score
Proposed Delivery Hours	Night time hours (23:00 – 07:00)	6
	Day time (07:00 – 23:00) Sundays and Public holidays	3
	Day time (07:00 – 23:00) Monday to Saturday	0
Number of Deliveries Per Unit/per Hour	More than three	6
	Two to three	3
	One	0
Time Taken per delivery	More than 30 mins	6
	20–30 mins	3
	Less than 20 mins	0
Proximity of Residences	Structurally adjoining	6
	In close proximity	3
	In the vicinity	0
Noise Control Measures	None / very few	6
	Suitable informal controls	3
	Noise management plan and use of quiet technology and equipment as necessary	0
Noise Management Record	Low – no controls, poor compliance history, history of complaints	6
	Moderate – Informal controls, few complaints	3
	High – Well prepared NMP, no or very few noise complaints	0

Baseline Noise Surveys

Figure 3 below shows the location of the monitoring position (MP1) where measurements of the existing sound climate were taken. Measurement position MP1 was selected for manned measurement to capture the existing sound climate at the worst case nearest noise sensitive receptors to the proposed site. Following early morning and daytime site visits to undertake these measurements, it was determined by observation that the properties on Brinsop Square were notably quieter than the properties on South Street. This was due to the proximity of the A635 Ashton Old Road to the South Street NSPs as well as other commercial uses.

Measurements were therefore taken at MP1 to provide the lowest measured background sound levels of the potential NSPs for a robust assessment of impact from the proposed uses. Measurements were taken at a tripod height of 1.2m above ground level in free field conditions with a Class 1 Sound Level Meter logging in 15min periods. Off site manned measurements were conducted on 17th May 2022 to capture the nighttime and daytime quiet periods. During the surveys, the noted weather conditions were dry, calm with wind speeds typically below <5m/s.

Figure 3: Environmental Noise Survey Locations

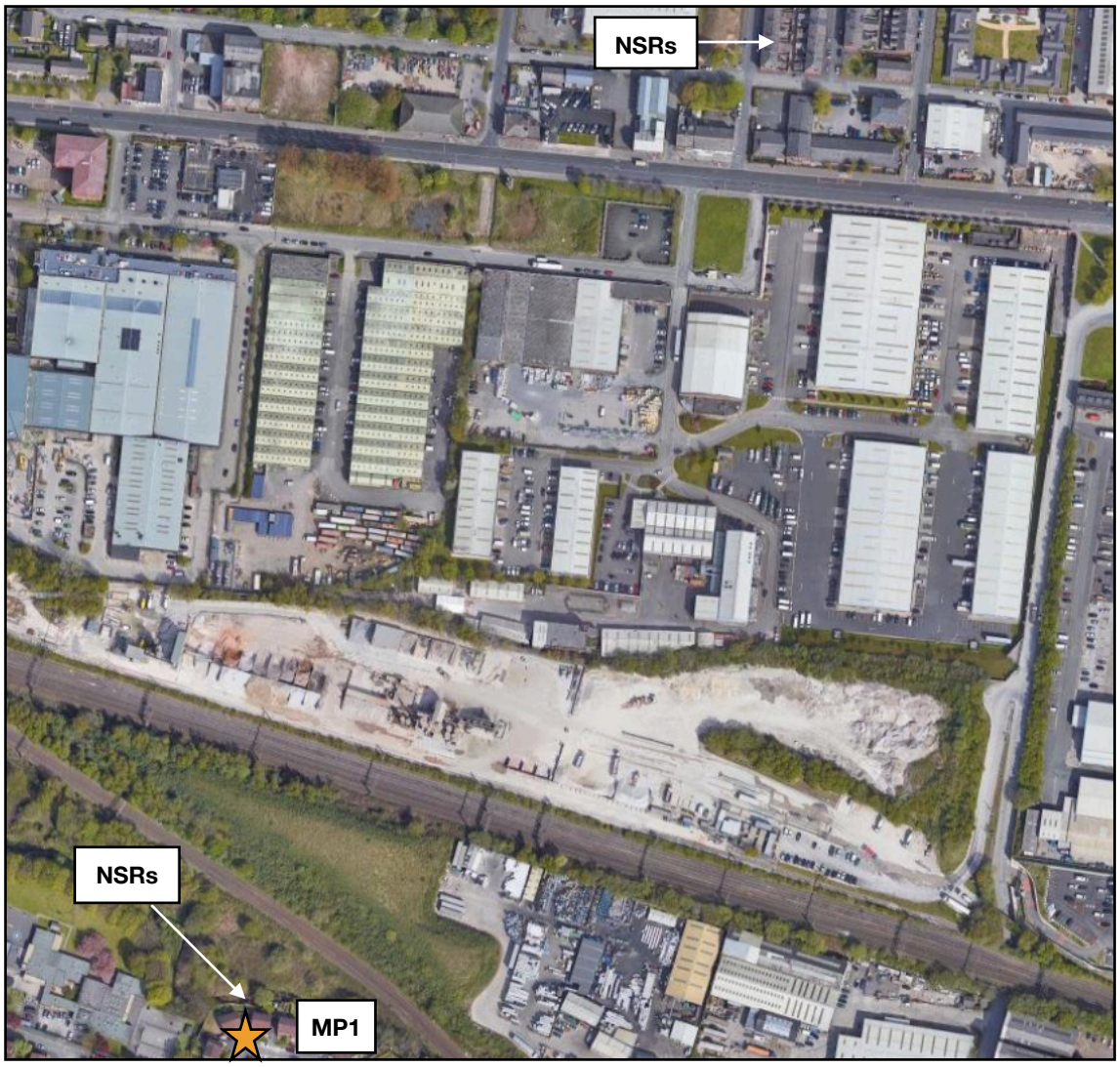
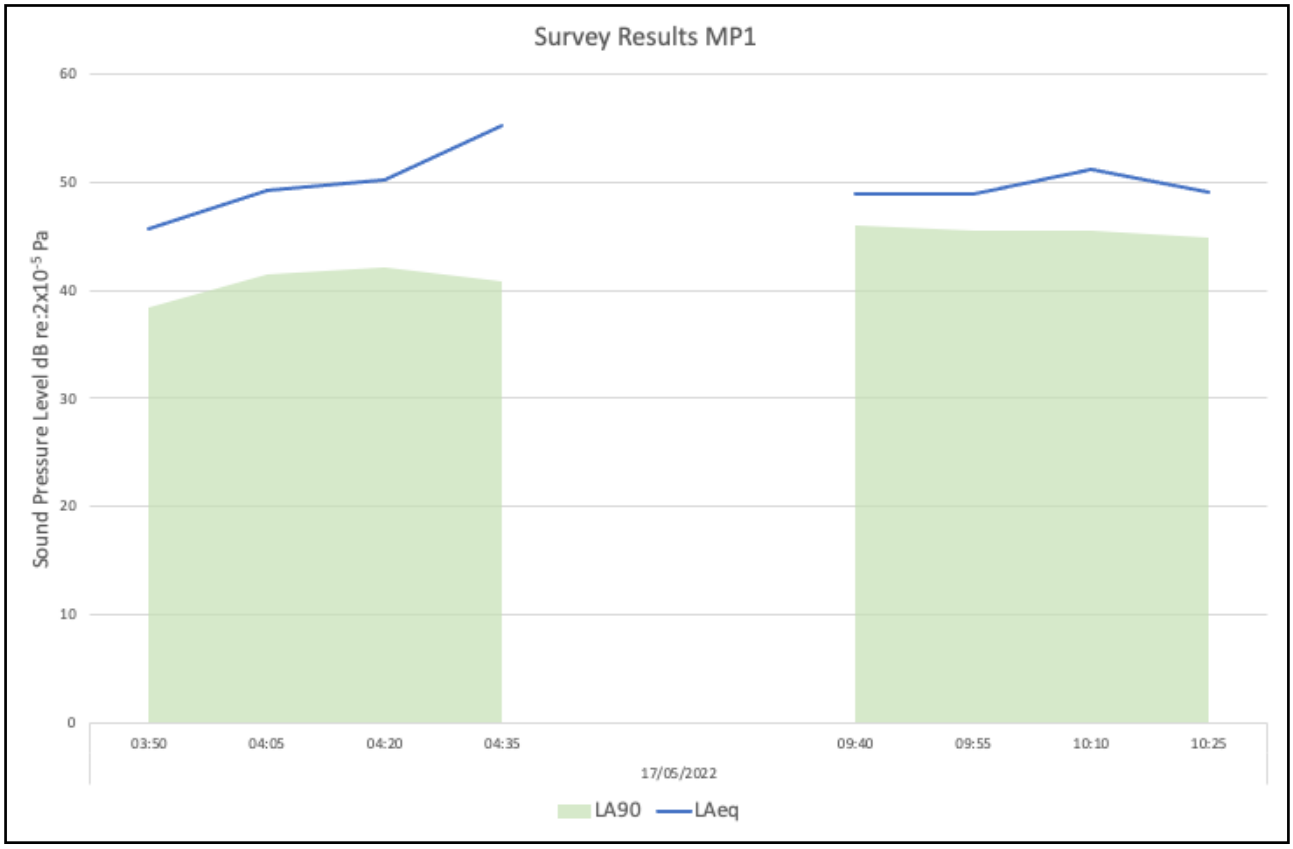


Figure 4 below presents the measurement results at position MP1, showing the sound climate at the worst case nearest noise sensitive receptors during the typical night-time and daytime periods.

Figure 4: Environmental Sound Measurement Results - MP1



At the time of measurement during both daytime and nighttime periods, the noise climate at the measurement position was driven by distant road traffic noise and birdsong. Table 4 below summarises the results of the sound survey measurements at MP1.

Table 4: Environmental Sound Survey Summary

	Measured Sound Pressure Level, dB (re: 2x10-5 Pa)			
	Expected Daytime Operational Period 07:00hrs to 19:00hrs		Expected Evening/Nighttime Operational Period 19:00hrs to 07:00hrs	
Measurement Location	$L_{Aeq,15min}$	$L_{A90,15min}$	$L_{Aeq,15min}$	$L_{A90,15min}$
MP1	49 - 51	45 - 46	46 - 55	38 - 42

City Works Openshaw - Site Wide/Landlord NMP		
Organisation Details	Company Name	
	Name of person responsible for NMP	
	Email / Phone	
Date of Review	Date	
NMP Measures	Provide details of all tenants	
	Confirm receipt of tenant NMP document and date	
	Detail noise control measures requiring landlord input (e.g. maintenance or signposting). Confirm tenant NMP document complies with planning conditions (e.g. 13 & 14b).	
	Detail new landlord actions taken since last review	

City Works Openshaw - Unit Specific NMP		
Organisation Details	Company Name	
	Name of person responsible for NMP	
	Email / Phone	
Date of Review	Date	
NMP Measures	State nature of business in context of surroundings	
	Statement of intent to prevent and manage noise issues to NSPs	
	Detail any noise generating activity. Planning condition 13 requires all activity specific to the business/unit relating to loading bays, service yards and loading dock area to be listed.	
	Detail work practices and equipment adjusted to minimise noise for listed activities and any other noise.	

	Review site specific planning restrictions (e.g. Condition 14b) and incorporate into working practices.	
	Specify frequency of review of NMP	
	Specify frequency and nature of inspection of site for noise issues. Potentially check noise at nearest NSPs.	
	Detail how complaints are to be recorded and managed	
Risk Assessment Result (Deliveries)	Consider result and how actions can be implemented to reduce result further if needed. Record in NMP Measures above	
Site Plan	Show main traffic routes have been considered	
	Show NSPs identified	
	Specify frequency of review to identify any new NSPs	