

784-B070935: PLOT J2, KINGSWAY BUSINESS PARK, JAMES KEARNS AVENUE, ROCHDALE, OL16 4NR, NOISE MANAGEMENT PLAN

Introduction

This Noise Management Plan (NMP) has been prepared by Tetra Tech on behalf of Lysander Associates for the storage of operational vehicles at Plot J2, Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR.

There are a number of planning conditions attached to the development (Decision Notice 22/01200/Ful), including Planning Condition 17 which relates to noise and reads as follows;

Condition 17 of the 22/01200/Ful decision notice states:

"No part of the development hereby approved shall be brought into use until such time as a plot specific noise management plan detailing measures to minimise noise from the operation of any unit has been submitted to and approved in writing by the local planning authority. The measures detailed in the Noise Management Plan shall be adhered to thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework."

This NMP therefore specifically addresses the planning requirements of Condition 17. The NMP will help to minimise noise generated from the site and that any noise generating activities are undertaken in a considerate and responsible manner. This does not cover Noise at Work regulations or responsibilities in relation to occupational noise for the workforce.

Site Location

The site lies within one 1x1km grid square with the Grid Reference X: 391500, Y: 411500. The application site is bounded to the north by Lower Lane followed by an open field, to the west the site is bound by an open field followed by residential properties situated along Lower Lane. The site is bound to the east by John Milne Avenue followed by industrial/commercial properties, and to the south by James Kearns Avenue followed by Causley industrial/commercial properties.

Reference should be made to **Figure 1** for a map of the application site and surrounding area.

Figure 1: Satellite Image of Site (Without Unit) and Surrounding Area



The permitted development comprises the erection of two industrial units/warehouses (Classes E(g)(iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works).

Existing Noise Sensitive Receptors

Table 1 summarises receptor locations that have been selected to represent worst-case sensitive receptors with respect to direct noise from the site. Façades of the nearest noise sensitive properties to the development site have been represented. The locations of the receptors are presented within **Figure 2**.

Table 1: Existing Sensitive Receptor Locations

Ref.	Description	Type of Use	Height (m) Daytime / Night-time
R01	2 Bishopsgate Walk	Residential	40
R02	6 Burnet Close	Residential	110
R03	56 Neston Road	Residential	195
R04	12 Richmond Close	Residential	120
R05	Lower Tithe, Lower Lane	Residential	180

Figure 2: Site and Noise Sensitive Receptor Locations



Operation

There are no restrictions on the site operations. The typical operating hours are proposed to be 24/7 over the weekday and weekend periods.

Operational Vehicle Movement

To ensure that noise is kept to a minimum, the following will be adopted:

- The bay should be available and accessible prior to vehicles arriving.
- Where possible, white noise reversing beepers should be used over other options where this function is available to the driver.
- While vehicles are stationary within the site, their engines and radios will be switched off.
- When manoeuvring within the site, drivers will engage gears quietly, keep engine revs to the minimum, apply their brakes gently and close the driver's door quietly.
- Cab radios will be switched off while the vehicle is stationary in the site. External alarms or speakers will not be allowed within the site.
- Any equipment such as trolleys, will be well maintained to ensure noise is kept to a minimum.
- Drop heights are to be kept to a minimum.

Fixed Plant Equipment

It is understood that 8 no. CJTHT-125-4T/6-40 extract fans are installed at the dock doors on the south eastern elevation, which are shielded from nearby receptors by the existing units.

For fixed plant and equipment, the following best practices will be implemented;

- Ensure that modern plant is used.
- Selection of inherently quiet plant, where possible.
- All plant and equipment to be properly maintained, silenced where appropriate, operated to prevent excessive noise and switched off when not in use.

Monitoring and Complaints

Site personnel and drivers will be made aware (regularly) of their responsibilities and the importance of keeping noise to a minimum. This could be reinforced with correct signage at prominent locations, with adherence supported and monitored by management.

The NMP will be reviewed periodically taking into account any issues which have arisen, to ensure that additional measures required are implemented.

Details of complaints received by Rochdale Borough Council will be recorded and details passed to the Site Manager for investigation and where necessary, any remedial action will be undertaken.

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