



Ranah Stones Farm Development
Hazlehead
Noise Management Plan



20th January 2021

GENERAL NOTES

This Noise Management Plan for the Ranah Stones Development Site outlines noise reduction measures to limit the impact and disturbance on surrounding residential premises.

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1 BRIEF DESCRIPTION OF WORKS

The Development Proposals comprise conversion and use of existing facilities and buildings at Ranah Stones Farm for limited nominal 160 Guest Wedding Venue events

External drinking, smoking and seating areas sufficient for proposed Guest numbers are to be located within the confines of the existing Farm Courtyard enclosure to provide primary sound screening utilising the surrounding heavyweight Farm buildings

Guest Parking and Wedding vehicle movements are contained as close to the main Farm footprint as practicable as per the Application Site details and include delivery and drop off proposals

2 GENERAL MEASURES TO BE ADOPTED

<u>Source</u>	<u>Impact</u>	<u>Mitigation measures</u>
	Hours and Events Volume	Limited 3/4 per annum Events dates– 11 pm final closure Utilise volume limiters +15min cooling down management arrangements
	Live Music	Make Pre event enquiries on equipment and agree and incorporate mitigation measures
<u>Inside music</u>		
	Doors and windows	Keep doors and windows closed at managed peak times Include double glazing to units as min acoustic standard Existing heavyweight wall and roof construction to be retained and enhanced where possible
	Vents	Install acoustic baffles to vents on Courtyard outer walls
	Speaker location	Avoid locations which target direct axis lines to nearest neighbouring property
	Source Location	Avoid location to minimise impact on nearest neighbouring property
	Bass Control	In particular, limit intrusive bass volume levels
<u>Outside music</u>		
	Strategy	Generally minimise recorded and live music within external spaces and utilise screened internal music arrangements where possible Pre arrange liaison with nearby occupiers in cases where noise pollution may have greater potential for disturbance
	Speaker direction	Avoid locations which target direct axis lines to nearest neighbouring property
	Speaker location	Avoid location to minimise impact on nearest neighbouring property
<u>Deliveries</u>		
	Times	To be limited between 08.00 and 18.00
	Days	Mon-Fri only and not on Public Holidays
<u>Guests/Parking</u>		
	Misuse	Customer noise is a difficult matter as people leaving a noisy venue often carry on talking outside at the same volume, and this can be disturbing. Customers congregating outside to smoke, use mobiles or try to hold a conversation across the window façade with friends in the venue can cause problems. Particularly disruptive customers should be warned and a ‘3 strikes’ exclusion policy introduced.

<u>Source</u>	<u>Impact</u>	<u>Mitigation measures</u>
		Car parks are another area where occasional supervision and checks especially late at night may help to prevent loitering, chatting or inconsiderate and noisy driving. Signs which emphasise the need to refrain from shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti-social behaviour should be considered. A good relationship should be fostered with responsible taxi operators and customers encouraged to contact these operators from inside. Taxi drivers should be encouraged to come to the door to collect passengers

<u>Refuse</u>	General noise	Wherever possible locate stores away from noise sensitive premises and consider the use of purpose built or sound-proofed stores to contain bottle noise
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Landscape Works –

Proposed works to include Replacement and reinstatement of sound reducing boundary hedging where recently disturbed by adjoining housing development

2 PROJECT DETAILS



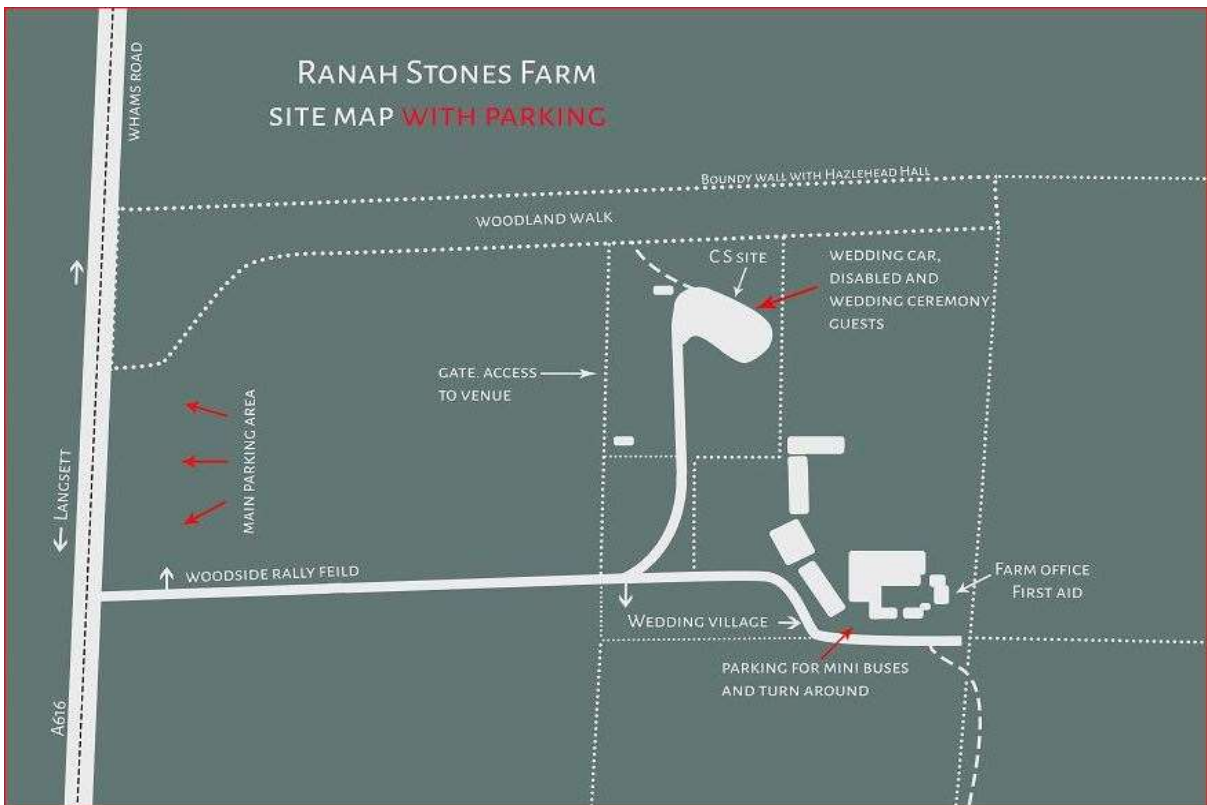
Arial View of General Rural Location – Approx 900 m separation to adjoining properties



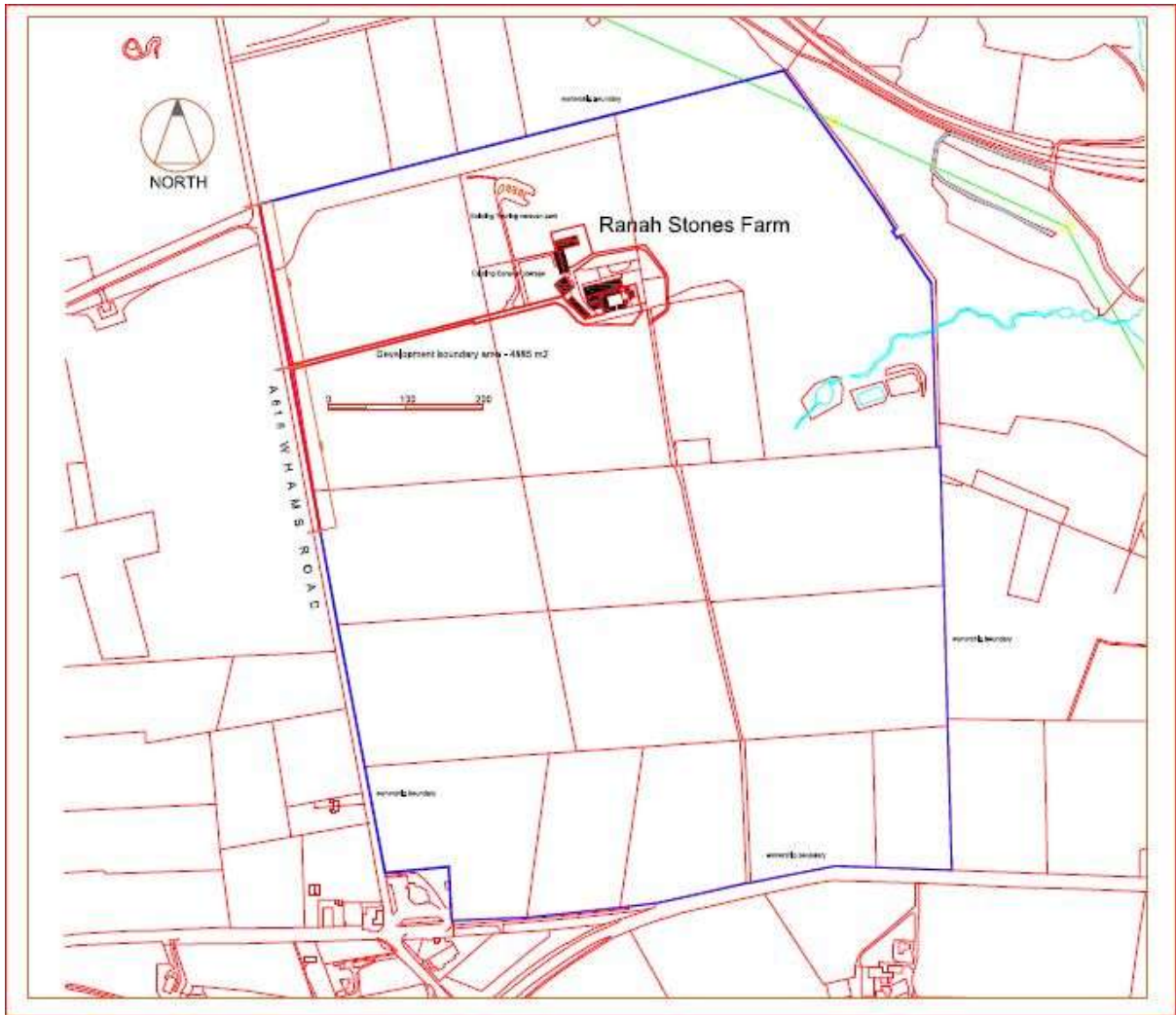
Ranah Stones Farm Complex showing enclosure Courtyard



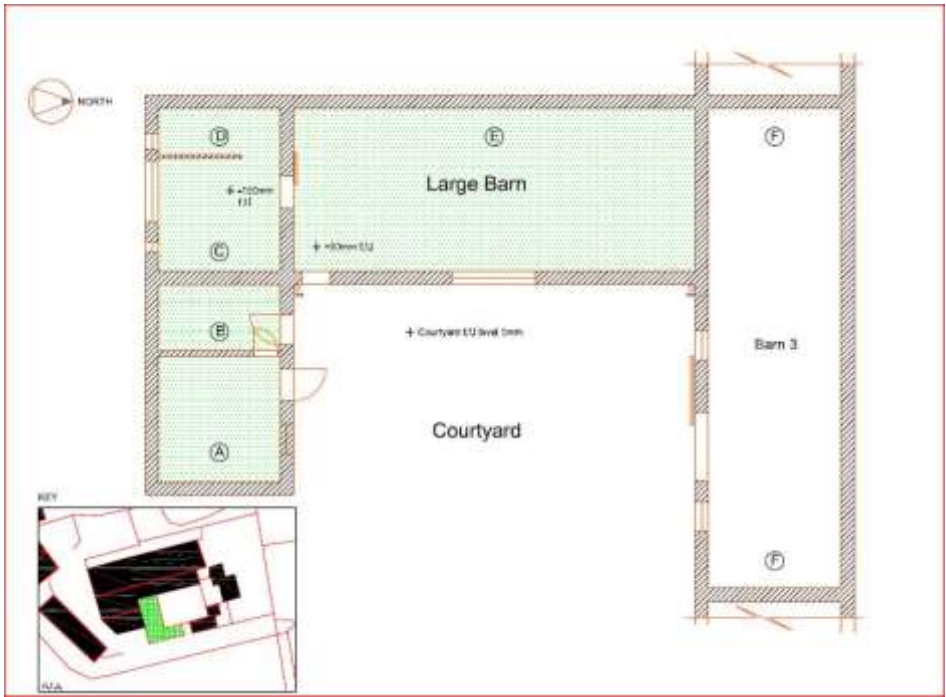
Arial View of Main Enclosure Courtyard



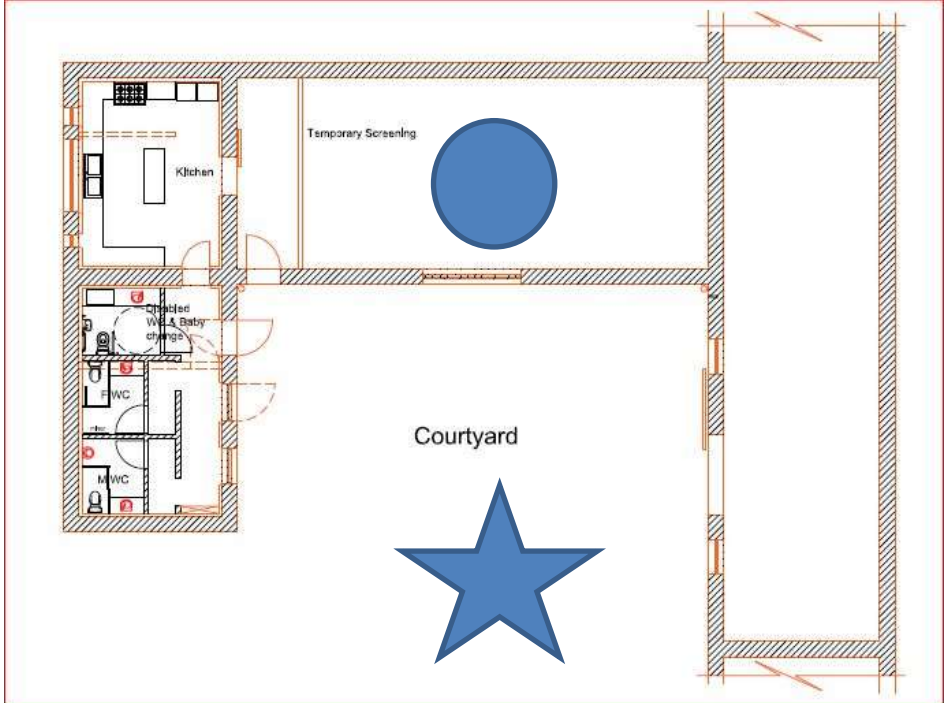
Parking and Vehicle Strategy



Site Master Plan Development – Rural setting



Existing Large Barn



Proposed Large Barn Wedding Venue



Existing and Proposed Large Barn Elevations

3 APPENDICES

A Complaints Guidance

The importance of a sympathetic and polite response to complaints cannot be over emphasised. Many problems can be defused by the right attitude and response. Letting neighbours know that you are willing to meet with them to discuss issues can help maintain relations and assists with neighbour tolerance. The Council will generally offer to assist by providing Officer presence at any residents meetings if all parties feel this to be beneficial.

Record complaints, make contact with residents and deal with reasonable issues swiftly where possible, consider liaising with neighbours giving out name and number of responsible staff to contact if noise is a problem. Consider a neighbour liaison meeting.

Prior neighbour notice of Events will help the liaison process to a great extent.

B Staff Training

Staff Training and NMP updates Increase and maintain staff awareness relating to noise management issues by inclusion in their regular training. When updates are made to the Noise Management Plan these can be forwarded to the Council's Licensing Enforcement Team.

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Polite and effective Response & Attitude techniques are essential for successfully managing any problems.

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Venue Management to log and take seriously any complaints or concerns that neighbours may submit. The nature of the complaint should be logged together with complainant name where provided House manager to oversee the noise management plan and take notes, as may be required, with respect to patrons who appear to create and / or encourage rowdy or unruly behaviour NB: This may involve some patrolling of the area to manage any noisy behaviour if required.

C Background

Noise at Work Regulations 2005 Have you thought about the noise your staff are being subjected to especially where entertainment is provided? Have a look at this guidance from the HSE which will help you to comply with your Health and Safety responsibilities under the No

Decibel Sound Level Chart		
0 dB	Faint	Hearing Threshold
10 dB		Barely Audible, Pin Drop
20 dB		Whisper, Recording Studio
30 dB	Comfortable	Quiet Rural Setting, Forest
40 dB		Quiet Room, Library
50 dB		Residential Neighborhood, Rainfall
60 dB		Normal Conversation, Clothes Dryer, Hard Rainfall
70 dB	Loud	Passenger Car, TV, Movies
80 dB		Busy Traffic Intersection, Vacuum Cleaner, Garbage Disposal
90 dB	Very Loud	Hair Dryer, Food Blender, Diesel Truck, People Yelling
100 dB		Gas Lawn Mower, Construction Work
110 dB		Chainsaw, Motorcycle
120 dB	Extremely Loud	Jackhammer, Rock Band, Siren
130 dB		Hearing Threshold of Pain, Loud Concert
140 dB	Painfully Loud	Fireworkds, Gunshot, Jet Engine
150 dB		Firecrackers at 1 Meter, NHRA Dragster
160 dB		Shotgun Blast at 1 Meter
170 dB	Intolerably Loud	Space Shuttle Launch
180 dB		Rocket Launch, Blue Whale Whistle (188dB), Krakatoa Eruption
190 dB		Loudest Possible Sound in Earth's atmosphere. May cause instant deafness.



Farm Entrance from Whams Road