

OPERATIONAL NOISE MANAGEMENT PLAN – UNIT 9, HEADLEY ROAD EAST, WOODLEY

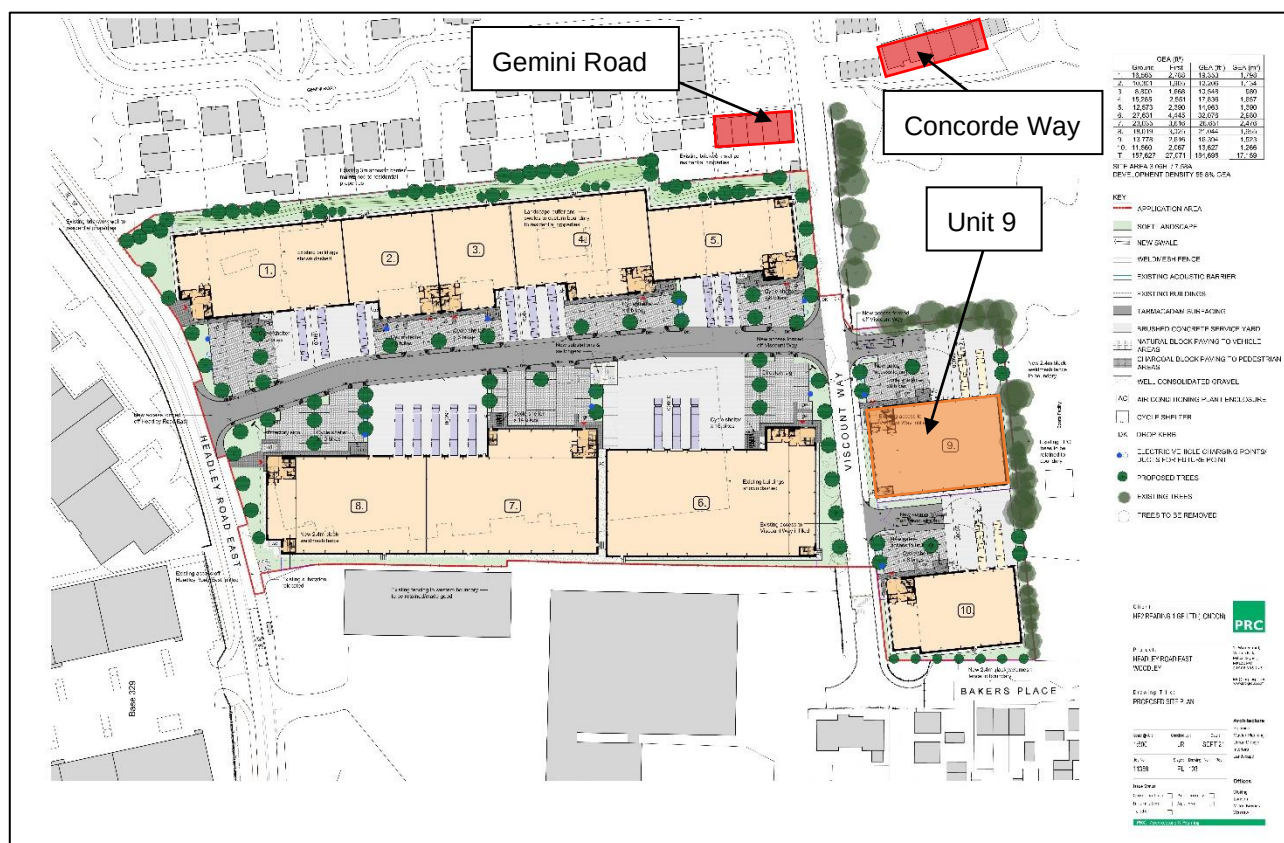
Introduction

This Operational Noise Management Plan (ONMP) has been produced in order to provide a mechanism for noise control in respect of the site activities resulting from the consented Headley Road East development.

This ONMP has specifically been produced for Unit 9 of the consented development in order to aid with the proposal to remove Condition 32 of Appeal Reference: APP/X0360/W/22/3306963, dated 22nd December 2023, through Section 73 of the Town and Country Planning Act, 1990. The proposal is to remove the restriction on the permitted hours of deliveries for Unit 9 such that deliveries can be accepted or dispatched from Unit 9 throughout the night-time period (2300 hrs to 0700 hrs).

The consented plan including Unit 9 (highlighted in orange) and the nearest Noise Sensitive Receptors (NSRs), located at Concorde Way and Gemini Road (highlighted in red), is identified in **Figure 1**.

Figure 1: Proposed Site Plan



This ONMP identifies the specific measures which will be put in place to manage noise related to the use of Unit 9.

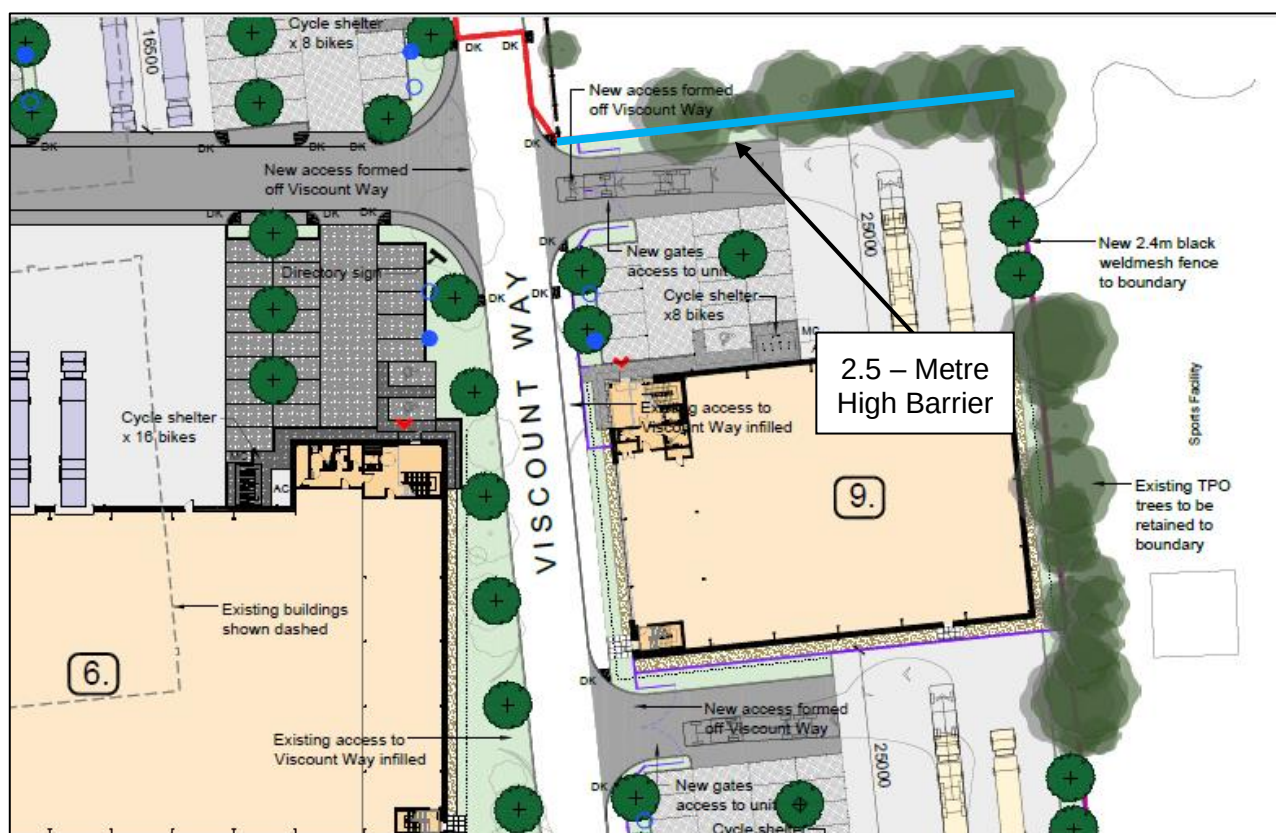
Acoustic Barrier

Condition 24 of the appeal decision APP/X0360/W/22/3306963 states that:

“Prior to first occupation of any of the buildings within the development hereby permitted, the acoustic barrier shall be installed and maintained in accordance with the details outlined in the Noise Impact Assessment (A4199/N/0003), by Accon UK and dated 1 December 2021, and thereafter retained.”

Figure 2 identifies the location of the 2.5m purpose built acoustic barrier required to mitigate against noise arising from the use of the delivery yard of Unit 9 to NSRs located on Concorde Way and Gemini Road.

Figure 2: Acoustic Barrier to be Installed



Operational Noise Management Plan Measures:

The following noise management measures are considered appropriate for the scale of the scheme.

- It is the responsibility of the individual unit site manager to ensure that these measures are implemented as and when the Unit 9 is occupied. The site managers/person in charge will be made aware of their responsibility to adhere to the measures detailed in measures below,

and to ensure that all staff are made aware of their duties to keep noise to a minimum. This can be achieved by providing toolbox talks or the provision of written training documents. A log should be maintained to identify that all operators are aware of their responsibilities with respect to complying with the requirements of the ONMP. (Note: at the time of first occupation the site manager/person in charge details will be communicated to the relevant council officer.)

- Specification of proposed gates to be installed is provided in **Appendix 1**;
- The proposed noise barrier identified in **Figure 2** will be installed and remain maintained in order to provide maximum levels of noise reduction for the surrounding NSRs in line with Planning Condition 24;
- Between the hours of 23:00 – 07:00 each night, the loading and unloading of any goods shall take place within the designated internal loading bays only, with any goods being transferred directly between the trailer and the building;
- Between the hours of 23:00 – 07:00, the engines of any Heavy Goods Vehicles shall be switched off whilst loading and unloading or when waiting to carry out such activities;
- Between the hours of 23:00 – 07:00, any vehicle-mounted refrigeration units shall be switched off whilst loading and unloading or when waiting to carry out such activities;
- Between the hours of 23:00 – 07:00, drivers shall be instructed to only use smart broadband noise reversing alarms;
- The use of forklift trucks and any other machinery relating to the loading and unloading of goods shall be prohibited outside of Unit 9 between the hours of 23:00 – 07:00;
- HGV movements into the delivery bays will be carried out as identified in **Appendix 2**;
- All roller shutter doors shall be kept closed when not in use;
- Each employee will receive a comprehensive briefing session emphasising the significance of reducing noise during work activities;
- Personnel shall be instructed to keep noise to an absolute minimum except where Health & Safety issues need to prevail;
- All Heavy Goods Vehicles (HGVs) shall adhere to a strict 10 mph speed limit across the site at all times; and
- No Public Address (PA) Systems shall be used outside of the approved buildings between the hours of 23:00 – 07:00 each night.

Complaints Procedure

Any noise complaints in respect of night-time operational noise from the proposed commercial development should be directed to the named contact on-site. If no response is received within 10 workings days, then the complaint can be escalated to the Environmental Health Department at Wokingham Borough Council.

Where a valid complaint is identified, an appropriate level of noise investigation to include the measurement of noise levels shall be carried out in order to identify compliance or otherwise with this ONMP and any appropriate corrective measures should be put in place and reported to Wokingham Borough Council.

Rebecca Shaw

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Appendix 2: HGV Movements Arriving and Departing from the Site

