

DOCUMENT NO 4172-098-C - NOISE MANAGEMENT PLAN

Site Name: Chequerhouse Farm

This Noise Management Plan (NMP) has been prepared as part of the permit application. The NMP sets out:

- The likely sources of noise arising from a typical chicken unit; and,
- The procedures followed or planned at the farm in order to prevent or minimise levels.

This NMP is required as there are sensitive receptors within 400m of the proposed farm.

There are three properties within 400m of the installation boundary. This includes two properties adjacent to the permit boundary to the South-West/West. These are not located predominantly downwind from the main operations on site, including the sheds. As such, noise is likely to be carried away from these properties. Furthermore, these properties will be under the control of the applicant, used to house farm workers. There is one further property within 400m, which includes a residential property approximately 300m to the East-South-East. Satellite views of the site reveal that the surrounding land is dominated by agricultural use with potential manure spreading activities and other scattered livestock units in the vicinity. The A1 dual carriageway is also situated close to the site. Therefore, there are already potentially significant sources of noise in the locality. The table below identifies receptors within 400m of the permit boundary. It is considered that potential for significant noise impacts is insignificant with appropriate mitigation in place. Noise management measures to be implemented on the farm are contained in Table 2,

Table 1 Noise Sensitive Receptors

Receptor Identifier	Receptor Name	Distance and Direction from Installation Boundary	NGR	Type of Receptor
N1	Farm Worker Cottage	Adjacent, West	464029, 381681	Residential
N2	Residential property off Thievesdale Lane	300m, East-South-East	464690, 381560	Residential
N3	Farm Worker Cottage	Adjacent, West	464004, 381685	Residential

Table 2 Noise Management Measures

Noise Issue	Action to be taken to prevent or minimise the noise	Completion Date
Large vehicles travelling to and from the farm.	<ul style="list-style-type: none"> • All vehicles will be required to be driven onto and off site with due consideration for neighbours. • Deliveries of fuel and consumables are only to be made only during the daytime (between 07:00 hours and 18:00 hours), so that disturbance is minimized. • Feed deliveries will on occasion take place at night, but all vehicles are to be maintained so as to minimise engine noise and are to be driven slowly to and from the site. • Catching of chickens often has to take place at night, but all vehicles are to be maintained so as to minimise engine noise and are to be driven slowly to and from the site. • Installation roads to be maintained in good order. • Large capacity lorries used for delivers as far as possible, which improves efficiency whilst minimising noise potential. 	Start of site operations

Noise Issue	Action to be taken to prevent or minimise the noise	Completion Date
<p>Large vehicles and machinery on site e.g. for:</p> <ul style="list-style-type: none"> • delivering feed • catching of birds at end of growing period (lorries, moffat etc.) • removal of used litter from houses • removal of house washdown water from underground tanks <p>Small vehicles travelling to and from the farm (e.g. staff and visitor's cars, courier van deliveries etc.)</p>	<ul style="list-style-type: none"> • Vehicles have to be well maintained and must be driven slowly around the site. • Engines to be switched off when not in use. • Vehicles which are fitted with an audible 'vehicle reversing' warning system will generally be used only in the daytime. The exception to this is during removal of birds from houses when such vehicles often have to be used at night. • Other small vehicles will arrive during the normal working day and are therefore seen as low risk. • All noisy machinery is sited as far as practically possible from noise sensitive areas, but enabling safe operation of equipment. 	<p>Start of site operations</p>
<p>Feed bins</p>	<ul style="list-style-type: none"> • Vehicles will be well maintained and are designed so that the noise during feed transfer is minimised. • Delivery points are sited as far as practically possible from noise sensitive areas, but enabling safe operation of equipment. • Feed bins located adjacent to sheds minimise handling on site. • Bin stocks to be regularly checked to prevent augers running empty. 	<p>Start of site operations</p>
<p>Operation of fans</p>	<ul style="list-style-type: none"> • Efficient extractor fans to be used and are to be maintained in good condition to avoid excessive noise. • Fans to be checked at the end of every crop and on an annual basis. • Gable end fans are only to be used occasionally and are directed away from sensitive receptors. 	<p>Start of site operations</p>
<p>Alarm system</p>	<ul style="list-style-type: none"> • Daily system test (required by law) is to be carried out each morning – timed in order to minimise nuisance to neighbours. • Minimal noise generated by alarm tests since test activates auto dialler to monitoring station which then phones farm mobile. All tests are logged 	<p>Start of site operations</p>

Noise Issue	Action to be taken to prevent or minimise the noise	Completion Date
Chickens	<ul style="list-style-type: none"> Noise from the birds is not considered to be a likely cause for complaint during the growing period. During loading, bird noise is to be minimised by careful handling and by prompt removal of the lorry from the site when full. 	Start of site operations
Personnel	<ul style="list-style-type: none"> Staff, catchers and other contractors will be required to carry out their work without creating excessive noise from shouting, use of radios etc 	Start of site operations
Repairs	<ul style="list-style-type: none"> If repairs to the site are required, the work is to be undertaken with due regard for the possible noise nuisance and during the normal working day. In the event of major repair work being undertaken which is likely to cause significant noise and disruption, neighbouring residents will be notified in advance. 	Start of site operations
Site Roads	<ul style="list-style-type: none"> Site roads to be assessed for condition on an ongoing basis and also subject to annual preventative maintenance inspections. 	Start of site operations
Standby generator	<ul style="list-style-type: none"> Standby generator is to be tested weekly. All new standby generators to be installed on farm are to be housed within an acoustic container. 	Start of site operations

Noise monitoring will not be undertaken at the site boundary unless a complaint is received. If a complaint is received, the site operator will investigate in accordance with the complaints procedure.

Complaints Procedure

A comprehensive complaints procedure will be in place which ensures full investigation of any complaints received about the site. Reference should be made to document ref 4172-098-D for the complaints procedure and associated form, which is attached to this NMP.

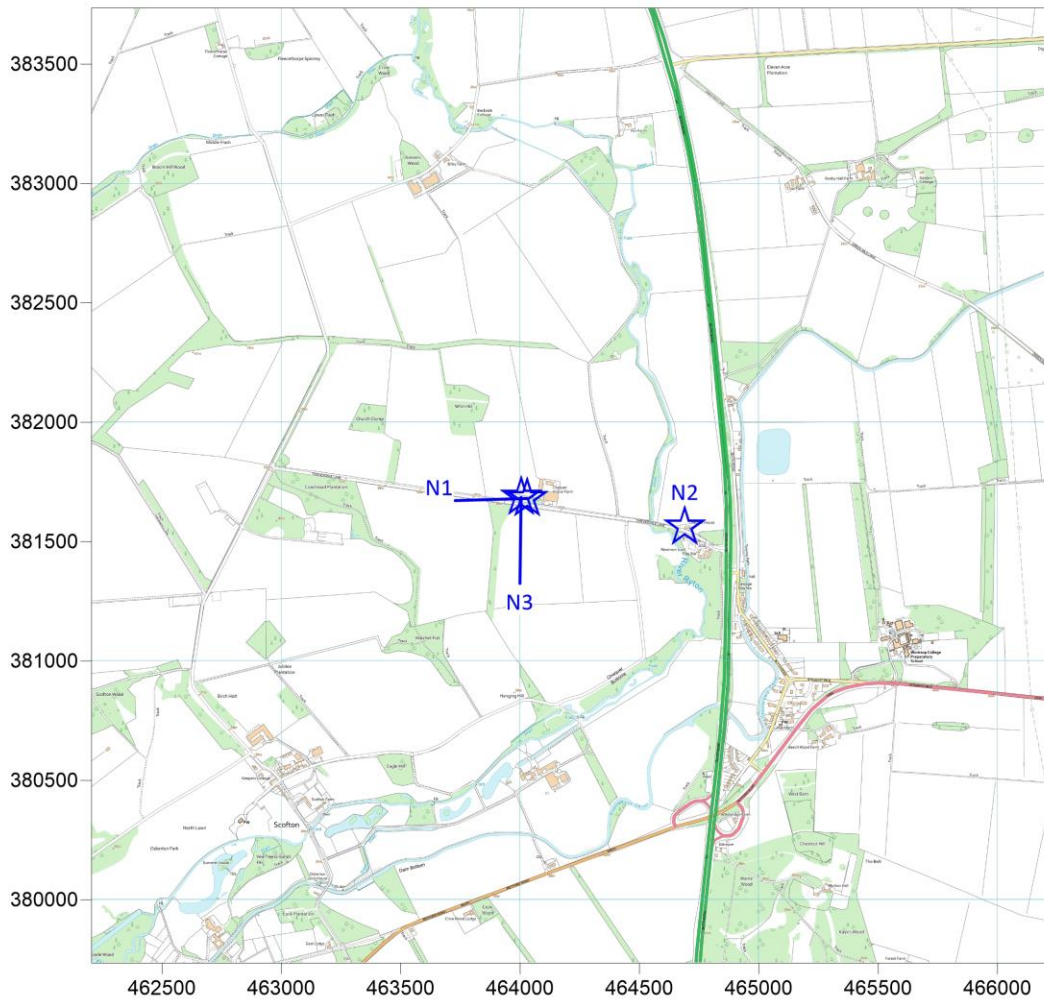
Key Responsibilities

The table below outlines the key responsibilities and the staff member responsible for each task.

Task	Staff position responsible
Noise assessments	Farm manager + assistant
Ventilation fans	Farm manager + assistant
Roadway maintenance	Specialist contractor
Vehicle maintenance	Specialist contractor
Daily inspections of bin stocks	Farm manager + assistant
Internal feeder checks	Farm manager + assistant
Overseeing of deliveries	Farm manager + assistant
Overseeing of bird catching	Farm manager + assistant
Alarm system/standby generator testing	Farm manager + assistant

NMP Review

This NMP will be subject to review at least once per year to assess the effectiveness of noise control methods and procedures. This interval will be more frequent if there is a significant change to the operation, or should complaints be received in relation to noise.



Noise Sensitive Receptors within 400m of Proposed Permit Boundary

★ Noise Receptor Location

N1 Noise Receptor Identifier

Oaktree Environmental Ltd
 Lime House
 2 Road Two
 Winsford
 Cheshire
 CW7 3QZ



N.B - Map contains Ordnance Survey data

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