

The Green Man, Bottomhouse, Leek

Noise Management Plan

Existing Building

To mitigate and reduce sound from the existing building a works programme will be scheduled to replace all single pane with double or secondary glazing.

Noise sensitive monitors are already in the building but these will be linked to the proposed manager's lodge for direct notification and action when noise is beyond an acceptable level externally.

Booking conditions and documentation will be adjusted to make clients aware of local noise sensitivities and to set a time when activities have to move inside the building.

Manager's Lodge

A part of the proposals is to employ a full time manager, and in this case at The Green Man install a manager's lodge. A site manager is a solution which Peak Venues has used at their other large sites (<https://www.peakvenues.co.uk/>), where a manager lives onsite or nearby. Having an onsite manager has had a very positive effect at every site. The manager can hear (and see on the directly connected monitors) if noise levels are too high or beyond an agreed timescale. Managers can then immediately speak to guests face to face, and any issues can be sorted out early on, rather than later at night when disturbances to neighbours have already occurred.

It would be part of the manager's conditions of employment to check outside at 10pm. The onsite manager would ask guests to go inside after an agreed curfew (say 10pm). The manager could ask to turn music down or even just request the closing of external doors and windows.

When a separate planning application for a site manager's lodge was submitted in 2023, Environmental Health stated that they had no objection subject to conditions. They responded: *The caravan under this application is to address ongoing noise concerns and those raised for a proposed holiday lodge development adjacent to the Green Man. This application does appear a positive move in noise control. The permanent presence of a warden while the Green Man is occupied by guests would assist in ensuring guests do not impact nearby residential properties.*

Holiday Lodges

The four proposed holiday lodges are sited on the opposite side of the proposed manager's lodge, so that they are further distanced from neighbouring residences. As proposed above for The Green Man itself, the onsite manager would monitor any noise from the lodges, and act in a similar manner to ensure residential neighbours are not affected.

Cost of Noise Management Procedures

It has not been possible in the past to employ an onsite manager purely from the overheads of running the Green Man facility alone. However, the additional cost can be met with the additional revenue from the proposed holiday lodges. This would generate funding for full time employment in terms of constant site monitoring, ground keeping, maintenance and check-ins, together with organising part time workers for laundry and cleaning, for both the new lodges and existing Green Man building.