

Inc Architects Limited

NOISE MANAGEMENT PLAN

Operational Phase

Development of 6 one bed holiday lodges and
fishing clubhouse/housekeeping storage building

Issued: June 25

Job Reference: 21 012-INC-RP-NIA

Site Address:

Woodhead Hall , Cherry Lane , Cheadle , Staffordshire , ST10 4QS

Client:

Woodhead Hall Estates

Proposal:

6 one bed holiday lodges and fishing clubhouse/housekeeping storage building

Report Prepared By:

Noise Impact Assessor Consulting on behalf of
Inc Architects Ltd

Contact Details:

Inc Architects Ltd
2nd Floor, Piccadilly House,
59 Piccadilly, Hanley,
Stoke-on-Trent,
ST1 1HR

Email: office@incarchitects.co.uk

Tel: 01782 479644



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1. Introduction, purpose and scope

- 1.1.** This Noise Management Plan (NMP) sets out the measures that will be implemented to manage and control operational noise from the holiday lodge site to ensure protection of neighbouring amenity, consistent with the accompanying Supplementary Noise Impact Assessment and relevant planning conditions.

2. Key commitments

- 2.1.** Quiet Hours:
- 21:00–08:00: Outdoor decks/paths used quietly; no amplified music outdoors at any time.
 - After 23:00: No outdoor gatherings; arrivals/departures discouraged.
 - 23:00–07:00: Late check-ins only by prior arrangement and escorted to minimise noise.
- 2.2.** Guest Information & Behaviour:
- Clear “Respect Our Neighbours” information provided at booking, in lodge welcome packs, and on-site signage.
 - Guidance on engine-off in parking bays, careful door closure, and prohibition of fireworks or outdoor PA systems.
- 2.3.** Layout & Surfaces:
- Parking bays and main circulation clustered centrally within the site.
 - Quiet surfacing (bound gravel/resin/tarmac) to minimise wheel noise.
 - Soft-close fittings on gates, bins, and ironmongery.
- 2.4.** Landscaping & Screening:
- Soft landscaping scheme conditioned under planning to incorporate natural screening.
 - Acoustic fencing or bunding to be added within the landscaping if future monitoring indicates a need.
- 2.5.** Plant & Servicing:
- Any external plant to operate at $\leq$ background sound level (LA90) at nearest dwellings, accounting for BS 4142 feature corrections.
 - Refuse and servicing activities limited to 08:00–19:00.
 - Housekeeping carts fitted with rubber wheels to avoid impulsive noise.



- 2.6.** Site Supervision & Complaints:
- On-call site manager/warden available 24/7 with published contact details for neighbours.
 - All complaints to be logged, investigated, and retained for Local Authority inspection.
 - Annual review of NMP effectiveness and adjustments where required.

3. Verification

- 3.1.** Post-completion survey within 8 weeks of first occupation to confirm compliance with rating and amenity targets in the SNIA.
- 3.2.** If exceedances are identified, further mitigation (e.g., additional screening, revised management rules) will be implemented and retested.

