



**Yew Tree Associates**

**Flaxton Meadows, York Lane, Flaxton, York**

**Noise Management Plan**

**DC3719-R2**

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### Report Version Issue Log

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## 1.0 INTRODUCTION

Yew Tree Associates has appointed Dragonfly Consulting to complete a Noise Management Plan (NMP) relating to the planning application (Planning Ref: 21/01219/FUL) at Flaxton Meadows, York Lane, Flaxton, York.

This document seeks to address the concerns made by Ryedale District Council regarding the operation of the premises and the potential disturbance to nearby residents.

### 1.1 Site Conditions

The noise management plan is for a bar/café area within Flaxton Meadows campsite. The operating hours of the bar/café are 0900-2300. Surrounding the site are the following:

- To the north of the site is York Lane along with a number of residential properties including NSR1 with farmland further beyond that.
- To the east are a set of farm buildings and a number of NSRs including an equine stable (NSR2).
- To the south is an area of farmland.
- To the west is Strensall Common an area managed by the Wildfowl and Wetlands Trust (WWT).

**Figure 1.1**  
**Site Plan**



The external area that will be used for the bar/café will be to the east. Any doors that open currently face away from the nearest NSRs. This will all help to limit the noise at the NSRs

The following are the closest NSRs to the site:

- NSR1 – Oaklands, York Lane, Flaxton, York, YO60 7QZ (1-storey residential property);
- NSR2 – KR Equestrian, Sandburn Stables, York Lane, Flaxton, York, YO60 7QZ (commercial equestrian centre and stables).

## **2.0 NOISE MANAGEMENT GUIDANCE**

Noise associated with entertainment in licenced venues typically includes noise resulting from amplified music, live entertainment and public address systems. Such entertainment often occurs in the evening and night-time periods when high magnitude noise levels can cause nuisance to neighbours.

Licensed premises, sites and events should operate in with respect in relation to their neighbours. By the nature of their operation, they can cause disturbance to people living and working nearby. The aim of the NMP is to put in place reasonable measures to reduce the noise impact of sources associated with the premises/site/event. Particular attention should be paid to minimising 'avoidable' noise.

By producing a Noise Management Plan a Licensee demonstrates that they have thought about the operation of their premises and has considered its possible impacts on neighbours.

The proposed Noise Management Plan should be reviewed regularly, particularly if any changes are made to any noise producing activities, or equipment, or if there are proposed changes to the building, or if a complaint has been received.

### **3.0 NOISE MANAGEMENT PLAN**

#### **3.1 Management Controls**

Management must ensure that all members of staff receive appropriate training on how to log, handle and effectively deal with noise complaints and patrons causing excessive noise. Agency staff will be briefed on the noise management plan prior to commencing work for an event and will be required to notify a supervising permanent member of staff of any matters of concern.

A regular management contact along with a telephone number and/or other means of contact (email, text, internet messaging) should be made available to local residents wishing to discuss noise issues.

A senior member of (permanent) staff will assume the role of event manager for the duration of an event within the bar/café space and will be readily contactable during the event to respond to noise complaints either directly from local residents, or via agents of the Local Planning Authority. It is recommended that management maintain a logbook of all noise complaints.

Other management controls that will be implemented include:

- Thermal comfort will be considered during the operation of the venue to ensure doors and windows can be kept closed where practicable;
- Orientation of the music system that directs noise away from nearby properties;
- Staff will ensure patron dispersal takes place in an orderly manner;
- Advise drivers or vehicles to not use the horns and only have engines running when needed;
- The external movement and emptying of bins, empty bottles and kegs will not be completed during the evening or night time hours.

#### **3.2 Procedural Controls**

Management will ensure that any amplified music and sound produced within the bar area between 0900h–2300h will be controlled at a sound level at or below that used within the Dragonfly Consulting Noise Impact Assessment (DC3719-R1v2).

It was requested by Ryedale District Council that no amplified music or live entertainment occur after 2300h on any day. To ensure this is the case management will:

- Cease the production of amplified music, sound or regulated entertainment noise at least 15 minutes before closing time of the bar;
- Schedule regular patrols throughout Flaxton Meadows by appropriately trained staff which shall be undertaken at a frequency appropriate to the noisy activity;
- Erect signs around the premises reminding patrons that the area is in proximity to residential properties, and to keep noise, particularly around external parts of the site, to a minimum.

### **3.3 On Receipt of Complaint**

The complaints number will be answered by the Noise Manager or nominated person at all times.

Note the complainant's name, address and phone number. Attend their property if they will allow. If not, note this down. A permanent record of these notes will be retained.

Subjectively compare the noise levels with the Licence limits. If it is considered that the Licence limits are exceeded, then refer to a suitably qualified and competent person to assist in managing the noise issue further. Changes made must be immediate.

The specific sequence of actions once it has been established that the noise levels are exceeding the licensed noise levels are as follows:

- Dependant on the nature of the exceedance, either the overall noise levels or the relevant octave band noise levels will be reduced. The effect of this change will be monitored for 5 minutes to establish if compliance has been achieved.
- If compliance has been achieved, no further action will be required. If compliance has not been achieved, either the overall noise levels or the relevant octave band noise levels will be reduced further. The effect of this change will be monitored for a further 5 minutes to establish if compliance has been achieved.
- If compliance has been achieved, no further action will be required. If compliance has still not been achieved, then consideration will be given to bringing the current act off stage at the end of that track in order to allow changes to be made.
- If appropriate changes cannot be made to ensure noise levels stay within limits, then the event will terminate early.