NOISE MANAGEMENT PLAN

In respect of

1-3 Eastern Avenue, Shoreham-by-Sea

On behalf of

Albox Services Ltd

JCG22621
Noise Management Plan
Final
17 March 2020

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Document status

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Danny Simmonds	[redacted]	17 March 2020

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1 INTRODUCTION

1.1 This noise management plan is prepared in support of a planning application by Albox Services Limited to vary condition 4 of planning permission AWDM/1272/18 to allow for access to the site by vans during the 'extended hours'. The extended hours are 6pm-10pm Monday to Friday, 1pm-7pm Saturday and 10am-4pm Sunday and Bank Holidays. The application site is 1-3 Eastern Avenue, Shoreham-by-Sea.

1.2 The application site comprises a warehouse building and adjoining service yard. Since the beginning of 2017, the site has been operated by Ready Steady Store Limited as a storage solutions centre. Storage solution centres are classed as a B8 (storage and distribution use) for planning purposes. Albox Services Limited engages Ready Steady Store Limited to operate the site as a - storage centre on its behalf.

1.3 The warehouse building was constructed in 1985. The consent contained a restriction on operating hours. The up to date planning permission is dated 12 October 2018, which contains an extended restriction. This permission allows the storage centre to open between the hours of 7am to 10pm Monday to Friday and 7am to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays.

1.4 The current application seeks to vary condition 4 of the October 2018 permission, so as to allow for access by vans during the extended hours.

Background

1.5 The storage solutions operation is different to a typical warehouse use, and by its nature is a passive use. Notably, those who visit storage solution centres are in the most, by car and small van, with half as many again arriving in small delivery vehicles such as Luton and transit vans, with only a tiny portion being larger vehicles. Storage solution centres do not generate high traffic flows and therefore typically do not have a detrimental impact on the adjacent highway network. The levels of noise, vibration and disturbance within a storage solutions centre is minimal. Accordingly, the storage solutions use does not impact on the amenity of nearby residential properties.

Proposed Conditions

1.6 For the avoidance of doubt, Albox Services Ltd are happy to agree to, once again, conditions contained in the October 2018 permission. Relevant provisions include the following:

1. Restrict use of the existing warehouse, during the extended hours, to a self-storage centre only and for no other use within Class B8. The purpose of the condition being to ensure that the building is only used as a self-storage centre (or storage solutions centre) during the extended hours and not as a conventional warehouse. In other words, the low levels of activity, including low levels of noise, are ensured during the extended hours.
2. Retain the height limiter at the entrance to the service yard. The effect of the limiter will be to restrict the height of vehicles entering the site during extended hours to a maximum of 3.3m. The height limiter will be locked into position during these hours. This will prevent lorries form entering the site during the extended hours.
3. Fork lift trucks and other similar loading vehicles shall be electrically powered and not used during the extended hours. Plus, the trolley bays will be locked during the extended hours.
4. Continue to adhere to the noise management plan.

Other Matters

1.7 By its nature, the Ready Steady Store storage solution centre will generate very little noise. However, both the applicant and the operator are committed to ensuring that the storage solutions centre operates effectively, efficiently and without causing any disturbance to neighbouring properties. In this connection, the applicant is committed to being a good neighbour.

1.8 In any event, the applicant will encourage staff and visitors, both during normal hours and extended hours, to give full regard to the amenities of neighbouring residential properties. In this connection,

Albox Services Limited will be encouraging good practice, for example avoiding the use of a radio in the service yard and avoiding car door slamming etc. Ready Steady Store Limited will advise existing and potential visitors of such matters by way of informing new customers who visit the store to sign up and via their website. Additionally, Albox Services Limited have put up signs on the site advising customers to respect adjoining neighbouring properties and to keep noise to a minimum. Albox Services Limited will continue to commit to investigate any complains of noise.

1.9 Trolleys are kept in trolley bays and are currently locked in place out of hours. Trolley bays will continue to be locked during the extended hours. Two trolleys will be made available inside the facility during the extended hours.

1.10 Albox Services Limited agree to review the noise management plan on an annual basis.