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Greggs Noise Management Plan

Condition 16

October 2024 (rev A)

Condition 16 states that:-

The building hereby permitted shall not be first occupied until a noise management plan has been submitted to the Local Planning Authority. The noise management plan shall set out measures to control noise in the early morning period from 06:00 am to 07:00am to avoid disturbance to surrounding residential properties. The approved measures shall be implemented and maintained at all times thereafter.

REASON: To safeguard the amenity of nearby premises and the surrounding area in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

Whilst this Noise Management Plan is written to address Condition 16 above, the following conditions should also be noted which manage activity on the site including during the hours 0600-0700:-

22. No part of the site, including the proposed restaurant and associated car parking area, shall be used by members of the public outside the hours of 06:00 to 23:00 on any day.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

23. No deliveries and/or waste collections shall take place within, or associated with, the site outside the hours of 07:00 to 21:00 on any day.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

General Activity 0600-0700

Staff will arrive at the site prior to its opening 0600 to prepare the store for opening and will be requested to respect neighbours by sensible driving, parking and general behaviour. Prior to the Greggs unit opening to the public, doors will be kept closed to contain any inside activity noise, outside activity will be kept to a minimum and the outside seating area will not be used.

Given nature and location of the site, customer behaviour once the site opens at 0600 is unlikely to be an issue but should concerns be raised then Greggs Management will verbally ask customers to be respectful to neighbours and

'respect our neighbours' signs will be erected with reference to muting radios etc if deemed appropriate.

Plant noise levels was assessed in the noise assessment submitted with the application which confirmed this was acceptable, so no further mitigation is proposed in this respect.

Deliveries

Store Deliveries would require a single HGV delivery per day, which would generally be at the same time each day. 0600am to 0700am will be avoided in line with condition 23 which restricts deliveries between the hours of 0700-2100. However, the following will be adhered to for any deliveries close to the 0700 curfew.

Deliveries are managed such that if/where a second delivery is required, only one vehicle is ever at the store at a time, therefore there is no requirement or opportunity for vehicles parking nearby waiting to access the site.

Deliveries would be made by rigid refrigerated vehicles up to 18 tonnes, and 10.3 metres in length.

Vehicles are fitted with manual reverse warning alarm cut-outs, and refrigeration units on the vehicle are automatically shut down when the delivery is taking place, to reduce local noise. The cab radio is also automatically muted during the delivery.

Delivery media is in the form of rolled cages, dollies and trays, which are maintained and cleaned to reduce their noise when in use.

The following standard delivery practices will be implemented:-

- Keep noise to a minimum.
- Switch off the engine, fridge and radio.
- Be considerate when opening and closing doors.

The standard safety practices for both the driver and store staff will be observed. These include:-

- All relevant PPE is worn during delivery.
- Audible and visible warning devices are used.
- Hi-vis to be worn at all times.
- Only trained persons to be involved.
- An awareness of the risks, (risk assessment).

Greggs' delivery vehicles benefit from operational service improvements including:-

- 360 CCTV fitted to the vehicle, including reverse cameras and blind spot cameras.
- Audible warning systems, which will be manually cut out, out of hours.

Greggs' drivers are trained to a high standard, and receive slow manoeuvring training alongside planned annual training and assessments to maintain and validate high standards of driving. Drivers are trained to be aware of

vulnerable road users and pedestrians, and the requirement to be considerate to neighbours and other site users. These are all considered by drivers when carrying out deliveries.