

COOPER'S YARD, HOLMFIRTH

Noise Management Plan

## Document History

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## 1. INTRODUCTION

MZA. Acoustics Ltd (MZA) have been appointed by TTRS Developments Ltd ('The Client') to prepare a noise management plan for the recently approved change of use of the premises on Cooper Lane Holmfirth to a mixed-use food and drink venue.

### 1.1 Purpose

The purpose of the Noise Management Plan (NMP) is to detail O'Brien's approach to managing commercial operations in relation to noise at Coopers Yard, in accordance with the Conditions of planning approval notice issued by Kirklees Council on 22<sup>nd</sup> November 2023.

This plan is to facilitate the mitigation of any adverse effects generated from Site activities during normal operation of the food and drinks venue. This NMP has been prepared in consultation with the client's Planning consultant Simon Smith, and the Kirklees Metropolitan Council (KMC).

### 1.2 Project Details

Cooper's Yard is attached to the rear of the existing upper floor of O'Briens bar/bottle shop at 67 Huddersfield Road, Holmfirth.

The approved change of use from tool hire shop to extend the food and drink provision already offered at O'Briens intends to provide additional social space for eating and drinking. A noise impact assessment prepared by MZA Acoustics was included as support of the planning application and this noise management plan is written considering the findings of the noise impact assessment, in addition to comments and conditions from the LPA with respect of the approved use.

### 1.3 Conditions of Planning Approval

For ease of reference the conditions relevant to noise of approval ref 2023/62/92880/W are reproduced in Table 1 below.

**Table 1 - Conditions of Planning Approval**

<p><b>Planning Conditions of Use</b></p>	<p>4. Before the development is brought into use, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the measures that will be taken to effectively control noise arising at the premises from all likely noise sources so that it does not have an adverse impact on nearby residents. Amongst any others, the plan shall consider noise from:</p> <ul style="list-style-type: none"> <li>(i) music and other amplified sound at the premises;</li> <li>(ii) loud voices from customers at the premises and those leaving the premises;</li> <li>(iii) disposal of glass bottles;</li> <li>(iv) deliveries of supplies to the premises and removal for waste from the premises.</li> </ul> <p>Any works forming part of the Noise Management Plan shall be implemented before any part of the development is brought into use and the premises shall operate in accordance with the Noise Management Plan thereafter.</p> <p><b>Reason:</b> To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP16(b) and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.</p> <p>5. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. 'Rating level' and 'background sound level' are as defined in BS 4142:2014+A1:2019.</p> <p><b>Reason:</b> To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP16(b) and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.</p> <p><b>Note:</b> Condition 4. Any Noise Management Plan should demonstrate measures to prevent the Cooper Lane entrance being used as a thoroughfare for customers.</p> <p>6. Before the cooking of food commences, details of a kitchen extract system shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide the following information:</p> <ul style="list-style-type: none"> <li>(i) A risk assessment for odour which considers the amount and type of food that will be cooked together with the proposed dispersion of odours and proximity of receptors likely to be affected by any cooking odours.</li> <li>(ii) Based on the risk assessment, details of the proposed methods of odour control and dispersion of any extracted odours. The effective stack height (discharge height plus plume rise) must be high enough to ensure that adequate dilution takes place before the plume interacts with the nearest sensitive receptor.</li> <li>(iii) Details showing the proposed location of all the major components of the extract system.</li> <li>(iv) The noise mitigation measures that will be incorporated into the extract system and details of the likely resulting noise levels that will be caused by the operation of the extract system, in particular the noise level at nearby noise sensitive locations.</li> <li>(v) The proposed ongoing maintenance schedule that will be carried out to ensure that the extract system continues to effectively control odours and not cause excessive noise.</li> </ul> <p>Before the cooking of food commences, the approved extract system shall be installed and thereafter retained and maintained in accordance with the approved details.</p> <p><b>Reason:</b> To ensure the proposed development does not cause harmful odour pollution within either a public area or at neighbouring premises in the interest of amenity, to comply with policies LP16(b) and LP52 of the Kirklees Local Plan and policies within Chapters 12 and 15 of the National Planning Policy Framework.</p> <p><b>Note:</b> Condition 6. Detailed advice is available in "<i>Control of Odour and Noise from Commercial Kitchen Exhaust Systems</i>" by EMAQ May 2022 (2nd Edition).</p>
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	<p>7. The use hereby permitted shall not be open to customers outside the hours of 1100hrs to 2200hrs Thursday to Sunday.</p> <p><b>Reason:</b> To ensure that the proposed uses do not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with policies LP16(b) and LP52 of the Kirklees Local Plan and policies within Chapters 12 and 15 of the National Planning Policy Framework.</p>
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This NMP outlines the physical and managerial steps to be taken to ensure that the approved use of the Site does not result in loss of amenity to local residents, and that the requirements of the Conditions of approval are met (in terms of noise).

The noise management hierarchy should be to:

- Prevent generation of noise at source by good design and maintenance
- Minimise or contain noise at source by implementing good operational techniques and management practices.
- Use physical barriers or enclosures to prevent or mitigate noise transmission.
- Increase the distance between the source and receiver where possible.
- Sympathetic timing and control of unavoidably noisy processes.
- Provide a robust complaint management / investigation process.

#### 1.4 Organisation Details

Any queries regarding the approved activity at the Site, in relevance to this noise management plan, should be directed to the person(s) named below.


**Table 2** - Operator Contact Details

<b>Company name and registered business address</b>	<p>Coopers Yard (Holmfirth) Ltd</p> <p>Cooper Lane, Holmfirth, West Yorkshire HD9 3BP</p>
<b>Contact Details</b>	<p>Name: Luke O'Brien</p> <p>Email: hello@coopersyard.co.uk</p> <p>Phone: 07506790677</p>

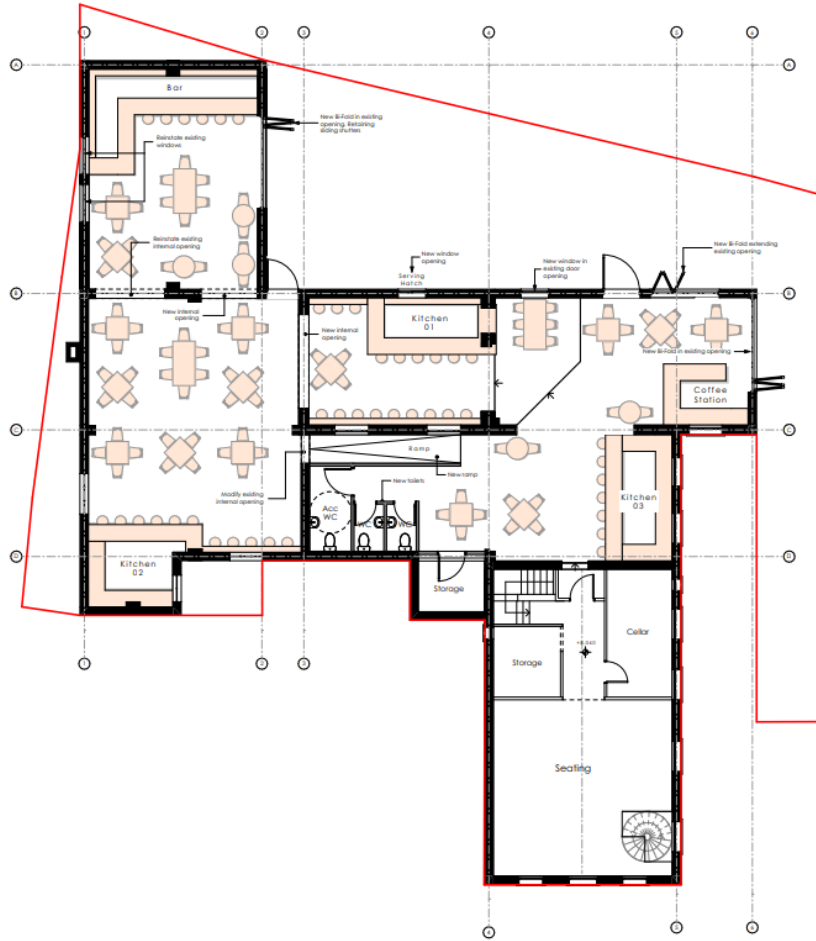
## 1.5 Key Site Information

The location of the approved Site is indicated approximately below alongside the design layout for the premises as proposed.

**Table 3** – Key Site Information

<b>Site Address</b>	Land adjacent to Cooper Lane, Holmfirth
<b>Site Location</b>	

**Internal Layout**



**Site Operational Hours**

Current O'Briens opening hours:

1200hrs - 2100hrs Tuesday - Thursday

1200hrs - 2200hrs Friday/Sat

1200hrs - 2000hrs Sundays

Approved Cooper's Yard opening hours:

1100hrs - 2200hrs Thursday to Sunday

## 2. NOISE MANAGEMENT PLAN

### 2.1 Statement of intent

**Cooper's Yard maintains full responsibility for ensuring that all reasonable noise control measures are adhered to, as defined in this Noise Management Plan.**

In the event that complaints are received regarding operations at the Cooper's Yard, a logging system is in place locally and managed by the duty manager of O'Briens for the purpose of recording, responding to and monitoring the incidence of operational noise complaints.

Furthermore, where O'Briens receive noise complaints accredited to the operation of Cooper's Yard via a 3<sup>rd</sup> party such as KMC, it is expected that upon notification of such, immediate steps will be taken to ensure that all reasonable control measures are being adhered to and will refer to the Site Manager for exceptions reporting.

Appropriate response actions will be notified in writing to the Local Authority.

Operations are proposed to be subject to a number of operational, physical and technological controls to ensure that noise emissions can be well managed and local amenity is subjectively maintained.

### 2.2 Work Practice Management

Site operations are subject to a variety of work practice considerations which all aim to control or limit to a minimum, noise emissions from the Site in relation to the approved use at Coopers Yard. These are over and above the existing operational good practice employed at O'Briens.

#### 2.2.1 Staff Training

To ensure the effectiveness of physical and managerial controls in place at the Site, all Staff shall be formally made aware of the proximity of the Site to noise sensitive receptors, and should understand their responsibilities to the Manager to undertake their work in an appropriate manner to support the premises to be a good neighbour.

General training on good work practice should be included in all staff inductions and regularly refreshed as necessary.

Reminders of key obligations to manage noise levels during sensitive operating times shall be displayed behind the bar/servery/in staff only areas.

Training shall include, but is not limited to:

- familiarisation with the noise complaints procedure
- Roles and responsibilities of individual staff to manage and maintain effective noise control employed at the Site.

#### 2.2.2 'Pop-up' Kitchen operators

Contracts with 'pop-up' kitchen operators should include the same induction training with respect to noise management via work practices as regular staff, and should

provide a commitment to support the O'Brien's management with delivering good practice with respect to noise control, including but not limited to:

- Ensuring café customers do not congregate unnecessarily by external exits
- External doors remain closed
- Acceptable hours of use for kitchen extract fans and deliveries etc

### 2.2.3 Smoking areas

Limited customers currently congregate on the pavement in front of O'Briens' entrance to smoke. The new venue to the rear will benefit patrons by providing a further outdoor area where smoking may be permitted. In order to manage this, it is recommended that the smoking area is established adjacent the retaining wall to the rear of the yard using signage and installation of cigarette bins to identify the smoking zone. This will provide maximum screening to premises to the north off Cooper Lane, and the greatest distance to residents of The Terrace. Alternatively, the operator may choose to make the rear external seating area a smoke free zone.

### 2.2.4 External eating/drinking area

Prominent signage should be in place for customers as a reminder to be respectful of residential neighbours, particularly in outside eating areas.

### 2.2.5 Deliveries

Companies providing on-site delivery of goods should be advised of steps to be taken to minimise noise during deliveries, including but not limited to:

- No LGV/HGV deliveries outside the hours 8am to 6pm
- No revving of engines;
- No horns sounded;

Appropriate signage displayed at the Site shall be maintained and preserved for the duration of the operation of the Site.

### 2.2.6 Amplified Music

- No amplified sound shall be produced in external areas
- Amplified music and sound may be played inside provided doors and other openings remain closed
- Sound levels will be continually monitored and controlled by the Manager
- Complaints system operated and managed by the Manager
- Staff shall observe good neighbour procedures and respond to any complaints in a speedy and sympathetic manner.

### 2.2.7 External Plant

All fixed external plant shall be operated in accordance with the recommendations of the noise impact assessment referenced '1700964-RP-NIA-0001.1 – Cooper's Yard Holmfirth – Planning Noise Assessment' and subsequent design detail note referenced '1700964-TDN-AC01\_0 – Kitchen Extract Fans' to minimise the risk of audibility beyond the boundary.

- No additional/temporary external plant to be used at sensitive times 2300 – 0700 hours
- Any permanent external equipment will require a noise assessment to be undertaken to ensure that suitable operating noise levels are maintained beyond the sensitive boundary, at all times of day/night.

### 2.2.8 Waste collection

Waste shall be collected by contract to a professional and licensed waste operator on the existing weekly basis

- Commercial waste bins to be stored within the gated rear yard
- Commercial waste bins shall not be emptied before 0700 hours, and not after 1900 hours Monday to Friday
- Commercial waste bins shall not be emptied at weekends or bank holidays
- Glass bins shall not be filled during sensitive hours 1900 – 0700 hours
- Glass bins shall not be emptied during sensitive hours 1900 – 0700 hours Monday to Friday. Glass bins shall not be collected at weekends or bank holidays.

## 2.3 Patron noise

The main entrance to the approved premises is via the Obrien's main entrance off Huddersfield Road. Patrons will then make their way upstairs via the front or rear stairs and through the upstairs seating area to the new Cooper Yard food and drink serveries and seating areas.

Access to the rear outdoor seating area will be available during suitable weather conditions.

### 2.3.1 Outdoor seating area

The outdoor seating area will typically only be used during appropriate weather conditions. There are no proposals to provide heating, or 'roof' to the yard which will remain open to the elements.

## 2.4 **Physical Mitigation**

Solid gates to remain at Cooper Lane access to assist with screening of seating area in the direction of The Terrace.

Disabled/pram access only via Cooper Lane operated manually or by prior arrangement to discourage regular use by patrons able to use the internal stairs.

## 2.5 **Complaints Management**

O'Briens are not aware of any noise complaints regarding current operations of the bar and bottle shop. Furthermore, there was unanimous community support for the planning application to re-develop Coopers Yard as a drinking and eating establishment with only positive comments received at the planning application stage, with many praising the management of the existing business.

O'Briens are therefore keen to maintain their existing excellent relations with nearby residential occupiers and whilst committing to a rigorous noise management plan, they are aware that expansion of the business into the Coopers Yard building presents an opportunity for disharmony if not well managed, and acknowledges that noise complaints may result.

Notwithstanding, on receiving a noise related complaint staff should inform the Duty Manager (if not already aware) who will be responsible for administering the Complaints Procedure at Site level.

All direct complaints regarding noise emanating from the premises will be recorded in an appropriate database (hard copy 'log book' or electronic database), which will be made available to Kirklees staff on request. All 3<sup>rd</sup> party complaints, e.g. via KMC will also be recorded in the log.

Data to be recorded are the name and location of the complainant, where provided, the nature of the complaint, and outline of steps taken to resolve or refer the matter.

Where possible, and where the subject of the noise complaint is ongoing at the time of complaint, the Duty Manager will take all reasonable steps to resolve the matter. Where immediate steps cannot be made, e.g. vital plant malfunction, suitable remedial actions shall be undertaken as soon as possible to restore the local amenity.

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