

2023/93131

Spring Hall Mount – Annex

Noise Management Plan

The Annex, Spring Hall Mount, Binn Lane, Marsden HD76NW

Use: Short-Term Holiday Let

Date: 22/06/2026

Prepared by: David Coldwell

1. Purpose of the Plan

This Noise Management Plan has been prepared to comply with the planning condition attached to the holiday let use of the above-named address.

The aim is to minimise the risk of noise disturbance to neighbouring properties and ensure that the property operates in a way that protects the rural location.

2. Property Context

The property is in a rural area. Neighbouring properties are situated to the side of the property. Due to the rural aspect of the area, noise sensitivity could be considered high, particularly in the evening and early morning periods.

3. Guest Information & House Rules

All guests will receive written House Rules at the time of booking and again on arrival. These include but are not limited to 1. Quiet Hours - Quiet hours are 10:00 PM – 8:00 AM. Please keep voices, music, and televisions at a low level during this time. Outdoor areas garden & patio must not be used for social gatherings during quiet hours. 2. Parties & Events - Strictly no parties, events, or large gatherings are permitted at the property. - The property is registered for two guests only and no additional visitors without prior approval. 3. Respect for Neighbours - Please be mindful that this is a rural community. - Avoid shouting, loud music, or disruptive behaviour at any time. - Use outdoor spaces considerately and avoid excessive noise.

4. Maximum Occupancy

The maximum number of guests is 2. - This limit must not be exceeded under any circumstances.

5. General Conduct

Guests must not engage in any behaviour that could cause nuisance or disturbance. - Please keep doors and windows closed if playing music or watching TV at higher volumes. - Dispose of rubbish responsibly and keep outdoor areas tidy.

6. Breach of Rules

Failure to comply with these rules may result in the termination of your stay without refund. Guests will be advised in advance that the property is in a quiet rural area where noise restrictions apply.

7. Monitoring & Compliance

The property owner will be contactable 24/7 by phone in case of noise complaints or concerns. - Neighbours will be provided with the owner's contact details for direct reporting. All complaints will be logged, investigated, and resolved promptly. Repeated or serious breaches of the rules will result in the booking being terminated without refund. A log of all complaints and actions taken will be maintained and made available to the Council upon request.

8. Property Layout & Noise Mitigation Measures

Noise-reducing features such as carpets, curtains, and soft furnishings will be used to minimise internal sound transmission. Guests will be encouraged to keep doors and windows closed when playing music or watching television at higher volumes. Outdoor seating areas will be limited to 8.00 AM – 10:00 PM.

9. Review of the Plan

This Noise Management Plan will be reviewed annually, or sooner if complaints are received, and updated as necessary to reflect changes in property use, layout, or Council requirements.

David Coldwell, 22/6/2026