

ECE Planning

Planning Statement

Rudford Industrial Estate, Climping

April 2018



ECE Planning

Project Name: Rudford Industrial Estate, Climping

Location Unit 1, J1, J2 Rudford Industrial Estate, Climping

Client: Austin Divall Fabrications Ltd

File Reference: P1497

Issue	Date	Author	Checked	Notes
PL1	29.03.2018	S Sykes	C Barker	Initial Draft
PL2	06.04.2018	S Sykes	C Barker	Second Draft
PL3	06.04.2018	S Sykes	C Barker	Client Issue
PL4	10.04.2018	S Sykes	C Barker	Planning Issue

Contents

Figures	4
1. Introduction	5
2. The Site	6
3. Planning History	9
4. The Proposal	11
5. Policy Overview	12
5.1. Introduction	12
5.2. National Planning Policy Framework (NPPF)	12
5.3. National Planning Practice Guidance (NPPG)	13
5.4. Strategic Planning Policy – Arun District Council Local Plan 2003	13
6. Planning Appraisal	15
6.1. Introduction	15
6.2. Principle of Development	15
6.3. Design, Form and Appearance	16
6.4. Residential Amenity - Noise	16
7. Conclusions	19

Figures

Figure 1: Site Location.....	6
Figure 2: Units J1 / J2 (Existing).....	7
Figure 3: Workshop and Offices	8
Figure 4: External Courtyard and Crane System	8

1. Introduction

1.1. This Planning Statement has been produced on behalf of Austin-Divall Fabrications Ltd in support of Planning Application for:

- i) *The regularisation of operating hours to 00:00 to 00:00hrs 7 days per week at Units J1, J2, U1, and Z, Rudford Industrial Estate, BN18 0BF.*
- ii) *The development of a new extension covering the existing courtyard area and new acoustic metal cladding to the southern façade of the existing workshop at Unit J1 and J2; and a new demountable wall adjacent to the existing fence surrounding the guillotine enclosure at Unit U1 at the aforementioned site.*

1.2. This statement sets out the relevant background for the determination of the application including a description of the site and its surroundings, the relevant planning history, relevant planning policy and how the development responds to it, details of the development proposal and an assessment of the relevant planning considerations.

1.3. Since 1993, Austin Divall Steel Fabrications Limited has operated without time restrictions at the site for the manufacture of steel frames. The company has grown since it was initially formed in 1991 to the point where 35 members of staff are now employed at the company.

1.4. A 24 hour operation is imperative for this highly respected local business that provides many jobs for people within the district. The application to regularise hours of operation for the business within the industrial estate setting is not only considered acceptable, it is crucial for the ongoing operation of the business.

1.5. This Planning Application is supported by the following documents, drawings and plans:

Planning Statement

Biodiversity Checklist

Validation Checklist

Planning Application Forms

Planning Application Notices

Existing Plans and Elevations

Proposed Plans and Elevations

Austin Divall Steel Fabrications Limited Supporting Letter

Noise Assessment

2. The Site

- 2.1. The proposed development site consists of a set of industrial buildings, located on the southern side of the Rudford Industrial Estate in Ford. The site is accessed via a private road leading from Church Lane to the east of the site.



Figure 1: Site Location

- 2.2. The existing buildings include two larger workshop and office structures to the north which are orientated at right angles and separated by a courtyard area (Units J1 / J2) Unit Z, the paint shop is located to the north of the site. An external guillotine area adjacent to a smaller workshop unit to the south of these buildings and separated by an access road (east of Unit 1) is included within this planning application.
- 2.3. The site is occupied by Austin Divall Steelwork Fabrication Ltd, which has operated on the industrial estate since 1993. The work undertaken at the site is the assembly of steel frameworks which is typically carried out in the daytime with a night shift period when the steelwork is welded in situ in the main factory/workshop area.
- 2.4. The site is comprised of the following main areas:

ECE Planning

Units J1 / J2:

- A fully enclosed paint shop building to the north.
- An outside yard area to the south where steel beams and components are stored.
- A large factory workshop with a crane system to the south / east. A crane system transports steel products from within the workshop area to the external yard.
- Offices located on the first-floor south elevation to the south / east.

Unit U1:

- A press guillotine used for cutting material.
- An aluminium workshop adjacent to the guillotine area (within U1).

Unit Z:

- A paint shop to the north of the site.
- This building is totally enclosed.

- 2.5. Due to the weight of the steelwork, gantry operated travelling cranes are used to lift and move the steel beams. With a need to deliver the steel lengths inside of the workshop the gantry crane rails transit through an opening in the Western elevation of the main workshop.
- 2.6. There have been recent complaints made directly to Austin Divall and to Arun District Council with allegations of noisy working from the site. Specific reference has been made to noisy night time operations.
- 2.7. Figure 2 shows the relationship between the workshop, crane and external storage yard. Large gaps around the crane are required to allow movement into and out of the workshop and, in addition to perforated metal doors, contain the noise generated inside the factory to a limited degree.

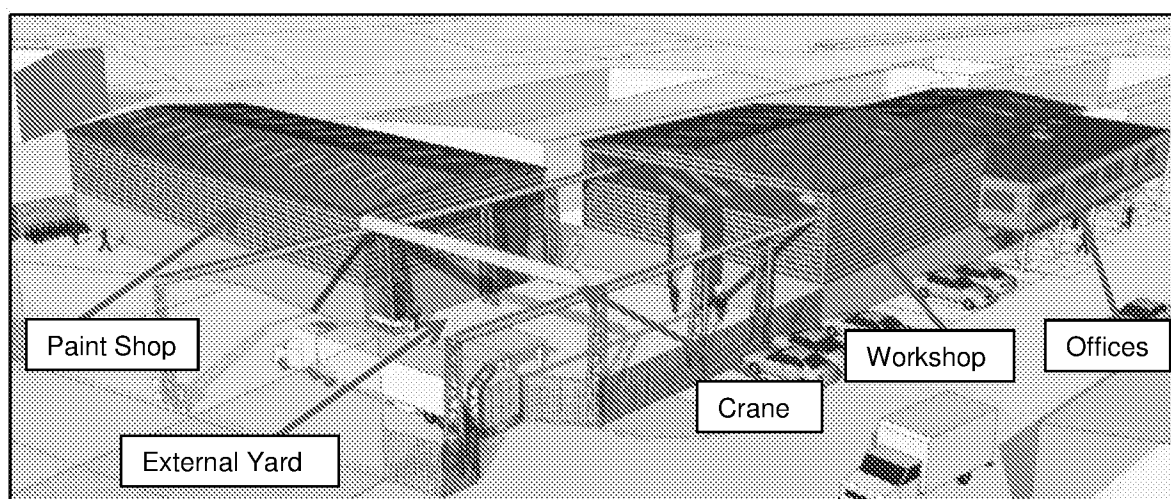


Figure 2: Units J1 / J2 (Existing)

- 2.8. Units J1 and J2 are warehouse style workshops featuring a pitched roof, brick at lower levels with metal cladding at upper levels. The offices extend to the south at first floor level with under croft parking at ground floor level (refer to Figure 2).

ECE Planning

- 2.9. Palisade fencing surrounds the courtyard area. Steel products are moved from the workshop via an internal / external crane system as illustrated in Figures 2, 3 and 4. The main workshop area within Units J1 and J2 is where the assembly of steel frameworks is undertaken where noise generating activities take place. Unit Z provides the onsite paint shop facility.



Figure 3: Workshop and Offices



Figure 4: External Courtyard and Crane System

- 2.10. The surrounding uses in the estate are industrial in both their use and character. The site is surrounded by such uses on all sides (except Unit 1 which borders onto an area of vacant open space to the south). The surrounding uses feature similar architectural design with pitched roof and brick / metal cladding on facades.
- 2.11. To the south of the industrial estate, on the south side of Horsemere Green Lane is a residential housing estate located circa 90m to the south of Unit 1.

3. Planning History

3.1. The following represents the relevant planning history for the site.

3.2. **Side extension to east elevation to Unit 1. Unit U1 Rudford Industrial Estate Ford Road BN18 0BF. Application Ref: F/13/16/PL.**

3.3. The application sought permission for the construction of a side extension to the east elevation of the unit. This proposed extension measured approximately 7.5m in width and matched the height the existing unit.

3.4. The application was approved on 18 October 2016.

3.5. **Application for Certificate of Lawful Use for an existing use - Steel structure (made of scaffold & polythene sheeting) housing guillotine. Unit U1 Rudford Industrial Estate Ford Road. Application Ref: F/11/15/CLE**

3.6. **This application established the lawful use of Unit U1 as**

Operational development comprising use of the land and a building for B2 industrial use in the form of a steel structure made of scaffolding and polythene sheeting housing a guillotine used for the purposes of Austin Divall Fabrications Ltd steel fabrication works.

3.7. The decision was issued 17th September 2015.

3.8. **The demolition of an existing two storey industrial building (Z Block) and the Construction of a new spray shop with ancillary toilets and blast cabin. In addition, minor amendments to approval CM/18/08 dated 28 August 2008 in respect of the external works and the re-cladding of the existing Unit J1 / J2.**

3.9. This application was approved 3rd December 2008.

3.10. Condition 3 of this planning permission states:

No machinery, vehicles or plant shall be operated on the site except between the hours of:-

7:00am and 6:00pm on Mondays to Fridays inclusive,

7:00am and 1:00pm on Saturdays

Not at any time on Sundays or Public Holidays.

3.11. **Extensions to unit J1 / J2 to create new workshop & additional offices, demolition of unit J3 to create new yard and access with overhead cranes. Alterations to unit Z to remove first floor to create new spray shop with overhead crane and ancillary toilets & blast cabin. Application Ref: CM/18/08/**

3.12. This application was approved on 28 August 2008.

3.13. Condition 3 of this planning permission states:

No machinery, vehicles or plant shall be operated on the site except between the hours of:-

ECE Planning

7:00am and 6:00pm on Mondays to Fridays inclusive,

7:00am and 1:00pm on Saturdays

Not at any time on Sundays or Public Holidays.

- 3.14. **Steel fabrication workshop & offices - Unit J - CM/26/87**
- 3.15. This application was approved on 19th October 1987
- 3.16. Condition 4 of this approval required that no machinery, vehicles or plant shall be operated on the premises except between the hours of 7am to 6pm on Mondays to Saturdays inclusive. Not at any time on Sundays or Public Holidays.
- 3.17. **Relocation of proposed steel fabrication offices originally approved under CM/26/87 - Unit J – reference CM/9/88.**
- 3.18. Condition 2 of this approval requires that no machinery or plant shall be operated on the premises except between the hours of 7am & 6pm on Mondays to Friday inclusive & 7am and 1pm on Saturday and not at any time on Sundays or Public Holidays.
- 3.19. **Erection of 1 No. dwelling with detached garage (resubmission of CM/29/14/PL). Land at Entrance to Waterford Gardens, Horsemere Green Lane, Clymping. Reference CM/23/17/PL.**
- 3.20. This application is located off site to the south of the Rudford Industrial Estate but is an important consideration in this application. The application has a long history dating back to 2008 when an application was made for a 4 bedroom dwelling (reference CM/10/08/).
- 3.21. The site is located directly to the south of the Austin Divall Steel Fabricators Ltd and yet there were no comments made on the application with regards to the noise from the Rudford Industrial Estate. The Council therefore considered the proximity of such residential uses to Austin Divall Steel Fabrications Ltd (ADSF) to be acceptable. It must be noted that Austin Divall Steel Fabrications Limited were operating 24 hours a day, seven days a week at the time of determination of each of the application from 2008 to the most recent approval in 2017.

4. The Proposal

- 4.1. This scheme described below has been developed for the sole purpose to address the potential noise impacts of the existing operation of Austin Divall Steel Fabricators and in so doing, allow the business to regularise its operating hours to allow a 24 hour, seven day a week operation. It seeks to provide for a best practice approach to noise management and mitigation and includes for both short term and longer term measures.
- 4.2. As set out previously, the site consists of a workshop, offices, yard, and paint shop at Units J1, J2 and Z and a guillotine for cutting steel at Unit 1 (to the south).
- 4.3. The proposal seeks to provide for an enclosure to the yard area to contain noise emitting activities from the yard in the form of a new extension to the existing building. The development would also therefore envelope the overhead crane and its structure and will subsequently limit noise break out to the south from the existing workshop building to which the proposed extension is connected.
- 4.4. The proposed extension would essentially retain the appearance of the existing workshop facade to the east with a brick lower element (matching existing) and a profiled metal cladding above. The existing cladding on the southern elevation of the workshop will be replaced with new metal cladding designed to limit noise impacts of the operation (please refer to the accompanying acoustic report for details).
- 4.5. Two metal roller shutter doors are proposed on the south elevation of the new yard enclosure.
- 4.6. The proposed roof structure is a trapezoidal metal roof in grey to match existing (i.e. shallow pitched roof).
- 4.7. The proposal also seeks to provide for a new demountable timber wall and enclosure to Unit 1 to the south which would be constructed with steel columns and removable timber beams.
- 4.8. Noise mitigation measures are set out within the accompanying Acoustic Assessment report.

5. Policy Overview

5.1. Introduction

5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.1.2. In this case, the Development Plan comprises the adopted Arun District Local Plan (2003). The National Planning Policy Framework, the National Planning Policy Guidance and Supplementary Planning Guidance are material considerations. Further to this, Arun has an emerging Local Plan. The Plan has been taken into consideration but can only be afforded very limited weight.

5.2. National Planning Policy Framework (NPPF)

5.2.1. The Framework was adopted in 2012; at its heart is a presumption in favour of sustainable development. The idea of sustainable development is seen to be a 'golden thread' that runs through both plan-making and decision-taking. For decisions this means approving development proposals which accord with the development plan without delay, and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole, or policies within the NPPF which indicate development should be restricted.

5.2.2. Paragraph 17 of the Framework states that planning should:

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.*

5.2.3. Paragraph 19 of the Framework states:

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

5.2.4. The National Planning Policy Framework under paragraph 28 states that Planning policies should *support the sustainable growth and expansion of all types of business and enterprise in rural areas...*

5.2.5. There is a requirement therefore for planning decisions to protect and support local business and jobs.

5.2.6. Paragraph 123 within the Framework, Section 11 (Conserving and enhancing the natural environment) states the following:

Planning policies and decisions should aim to:

ECE Planning

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- *mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
- *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*
- *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.*

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and supplements those overarching objectives of the National Planning Policy Framework. The NPPG has been considered through the preparation of this planning application.

5.4. Strategic Planning Policy – Arun District Council Local Plan 2003

- 5.4.1. The Arun District Local Plan comprises the Development Plan for the district. The plan covered the period to 2011, there is no replacement Local Plan currently in place.

- 5.4.2. The following saved policies are considered most relevant to this planning application.

- 5.4.3. The background text to Policy DEV8 Circumstances in which Additional Development may be Permitted - Local Firms at paragraph 3.09 states:

It is likely that the continued health of the local economy will depend to a significant extent on being able to accommodate the future expansion needs of local firms. It is recognised that there may be circumstances where a local firm is unable to find suitable accommodation. The Council may therefore permit limited additional development where the local firm has demonstrated that existing provision is genuinely unsuitable for its requirements. If a firm can demonstrate a need, any further application for a change in occupancy will need to demonstrate the economic benefits to the District.

- 5.4.4. The proposal is considered to be within the spirit of Policy DEV8 which seeks to support local businesses and to protect local jobs. ADSF has sought alternative premises over the years but has been unable to relocate. Subsequently, significant investment to their existing premises has been made as the only option for growth / expansion.

- 5.4.5. Policy Gen 7: The Form of New Development is also pertinent and states the following:

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

ECE Planning

(ii) *demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*

(iv) *does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*

(v) *takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

5.4.6. Policy Gen 32: Noise Pollution, states

Development which is a potential source of significant noise pollution will not be permitted unless the Council is satisfied that appropriate measures have been included in the proposal to reduce noise pollution to acceptable levels. Details of such measures will be required as part of the planning application.

5.4.7. Other key saved policies listed within the Arun District Local Plan which are deemed to be relevant to the proposed development are as follows:

Policy GEN2 – ‘Built-up Area Boundary’

Policy GEN3 – ‘Protection of the Countryside’

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this development are as follows:

**Principle of Development;
Design, Form and Appearance;
Residential Amenity;**

6.2. Principle of Development

6.2.1. Austin Divall Fabrications Ltd has been operating on a 24 hour a day shift working operation since 1993 in order to keep pace with growing demand. Steel frames are fabricated during the day and welded out in the evenings (and the business has been run this way since 1993). As such, the noisier activities occur during daylight hours (such as grinding) with the less noisy activities being carried out in the evening. The company has sought alternative premises for such activities but has been unsuccessful in finding suitable premises in the locality.

6.2.2. Austin Divall is subsequently making this application to deal with noise issues and to regularise the operating hours of the business. In this respect, there are no restrictions to the operating hours at Unit U1 whilst the following restrictions apply to Units J1, J2 and Z

no machinery, vehicles or plant shall be operated on the site except between the hours of:-

7:00am and 6:00pm on Mondays to Fridays inclusive,

7:00am and 1:00pm on Saturdays

Not at any time on Sundays or Public Holidays.

6.2.3. The company is therefore currently operating outside of its permitted hours and the Council has requested an application to consider this matter further.

6.2.4. The issue around operating hours and noise relates to night time operation at units J1 and J2 specifically. Noise is considered further below however being able to operate 24 hrs a day, seven days a week is essential to the ongoing economic competitiveness of the business and subject to noise and impact on amenity of nearby residential uses being adequately dealt with, there seems no reason why these existing operating hours should be considered unacceptable.

6.2.5. Indeed, 24 hour operations are commonplace within industrial settings such as the Rudford Industrial Estate and indeed many of the existing occupants work on such a basis. Industrial Estates such as Rudford provide the only justifiable location for such activities located appropriately outside of residential areas.

6.2.6. The site is located outside of the built-up area boundary although it must be considered that the application seeks permission for the extension of an existing industrial unit located within the centre of the Rudford Industrial Estate.

ECE Planning

- 6.2.7. The site is therefore located within a 'countryside' location and ordinarily, such development would be unacceptable in principle (due to the protection afforded by policies Gen 2 and Gen 3 of the Arun Local Plan). However, it is our view that development within the centre of an industrial estate for enhanced industrial buildings which provide for an improvement to the noise emissions in the area is entirely acceptable in principle.

6.3. Design, Form and Appearance

- 6.3.1. In terms of design and appearance, the proposal for the northern part of the site is for an extension of the existing workshop to cover the existing yard area where noise breakout occurs and to provide new sound insulating cladding on the southern elevation, again to stop noise break out. In the southern part of the site, the proposal seeks to deliver a new enclosure to the guillotine used on site.
- 6.3.2. In terms of the appearance of the northern element the proposed continuation of the workshop style of development is considered to be acceptable in such an industrial setting. The proposed extension represents a warehouse style of development which is entirely appropriate within its setting.
- 6.3.3. In design terms it continues the approach taken to the southern façade with use of brick, metal cladding and pitched roof form. This will replace the palisade fencing and has the added benefit of hiding the clutter associated with the yard area.
- 6.3.4. With regards to the proposed timber demountable enclosure, again this will provide for a more attractive boundary treatment to the enclosure over the existing treatment.
- 6.3.5. In both respects the proposal is considered to enhance the character of the area and provide for an improved visual appearance in line with Gen 7 of the adopted Local Plan.

6.4. Residential Amenity - Noise

- 6.4.1. This planning application is supported by a detailed acoustic survey of the site and sets out the measured noise emanating from the existing operation during daytime and night time activities.
- 6.4.2. Noise survey equipment located at the site to identify noise levels and a mid-week night time visit was made to subjectively listen and obtain background noise measurements closer to the residential properties.
- 6.4.3. The focus of the investigation was to: *better understand the night time working, and why this may be attracting complaints and to recommend mitigation measures to assist in the longer-term proposals and the interim period.*
- 6.4.4. Modelling of the night time L_{Amax} events showed that for the night time period, break out of noise from the factory through the Western façade occurred and could possibly reach residents to the south and be noticeable with windows open.
- 6.4.5. The nearest residential neighbours, likely to be considered as noise sensitive receptors are located to the South of Horsemere Green Lane, at May Close, Waterford Gardens, and Cropthorne Drive. At the nearest point, such residential uses are located circa 110m due south of the factory/workshop. These properties were however constructed many years after the Rudford Industrial Estate was built and indeed after ADFL were operating on site. This is a material consideration in the determination of this application.

ECE Planning

- 6.4.6. The Acoustic Survey identified high daytime and night time readings from within the workshop area of Unit J1 and at a location outside the workshop.
- 6.4.7. The survey also found that, on the basis of a constant noise level emanating from the site, there is limited impact on the residential receptors of development to the south.
- 6.4.8. However, the noise output from the factory is not a continual and steady noise source and the average noise energy for the L_{Amax} events was considered as part of the modelling exercise within that study to see how the elevated noise levels propagate across the site. During these isolated events, levels of up to 70 -75 dB(A) and were modelled at the nearest residential dwellings.
- 6.4.9. The acoustic survey further modelled the potential worst case daytime and night time noise scenario on the basis that the proposed development is implemented (i.e. partially enclosed structure no openings with acoustic cladding to Unit J1 / J2). The acoustic report notes:

To demonstrate the improvement that may be achieved with a partially enclosed building and improved sound insulation is seen by comparing the predicted specific noise levels at the closest residential receptors.

Location	Existing Arrangement	Proposed Long Term Solution	Difference
2&3 May Close	70dB	54dB	16dB improvement

- 6.4.10. The above represents the worst-case daytime scenario (i.e. during short term loud noise events) and provides a comparison of existing arrangements after the implementation of the proposed long-term solutions.
- 6.4.11. Clearly there is a significant benefit in terms of noise reduction to nearby residential receptors addressing the more problematic night time noise levels also as set out in table 6, which shows that; *'The night-time model outputs show that the predicted noise levels are reduced at receptor location, and individuals with windows open should not be impacted.'*
- 6.4.12. The highest night-time noise levels modelled with the worst-case impact noise level of 107dB within the nearest residential properties would all be below 40dB (open windows) rendering the impacts acceptable in this regard. The extension of operational hours as proposed, subject to the planned physical building works would not therefore have a harmful impact on the amenities of neighbouring residents to the south.
- 6.4.13. Therefore, by delivering this development, there is an additional benefit of the scheme in reducing the noise levels within the daytime (permitted) hours of working to existing neighbouring properties.
- 6.4.14. Recommendations from the report have also been made for shorter term measures to improve the existing noise environment. The Acoustic Report also sets out the to be taken to reduce noise impacts.
- 6.4.15. All measures are listed within the report from Section 9. Short term measures include changes to the management of the business and activities undertaken by employees, proposed changes to how the manufacture of steel frames is undertaken and sound insulating / absorbing measures that will be implemented.

ECE Planning

- 6.4.16. In this regard the proposed longer term measures may take some months to deliver (timeframes to be confirmed) taking into account the planning and construction processes. Subsequently the short term measures are being implemented to help address the current situation and to allow the business to continue operating on a 24 hour, seven days a week basis as it has done since 1993.
- 6.4.17. The application of the shorter-term noise mitigation measures are proposed for the main factory workshop, and adjacent to Unit U1 which is closer in proximity to the nearby residents to the South. The paint shop is totally enclosed and is not considered to generate noise perceptible outside of the site.
- 6.4.18. The cumulative effect of both physical works to the existing building and improved working practices are considered to significantly reduce the potential for noise break out and disturbance of residents to the south of the site to allow the current 24 hour operations to continue on site.

7. Conclusions

- 7.1. This Planning Statement has been produced on behalf of Austin-Divall Fabrications Ltd in support of Planning Application for:
- i) *The regularisation of operating hours to 00:00 to 00:00hrs 7 days per week at Units J1, J2, U1, and Z, Rudford Industrial Estate, BN18 0BF*
 - ii) *The development of a new extension covering the existing courtyard area and new acoustic metal cladding to the southern façade of the existing workshop at Unit J1 and J2; and a new demountable wall adjacent to the existing fence surrounding the guillotine enclosure at Unit U1 at the aforementioned site.*
- 7.2. The proposal seeks to regularise the 24 hour operation of the steel fabrications business which has been onsite and operating as such since 1993. In so doing, the applicants have sought to address noise breakout emanating from the business operations through a series of short and long term measures.
- 7.3. This application seeks approval for a best practice approach to dealing with noise issues and seeks to provide for a long term permanent solution through the provision of an acoustically designed enclosure to the yard area of the main site at Units J1 and J2. Acoustic cladding will also be applied to the southern façade of the workshop building to reduce noise impacts.
- 7.4. The enclosure of the guillotine at Unit U1 with demountable timber beams has also been designed to improve the noise environment.
- 7.5. These longer term measures must be considered alongside the shorter term measures that are being implemented to address the immediate issue of noise at the site. Such measures can adequately be controlled by appropriately worded condition.
- 7.6. In combination, it is our view that the ongoing operation of the business as a 24hr operation is entirely acceptable and would be appropriate to the industrial setting in which it is located.
- 7.7. Such extended working hours are essential for the operation of this respected local business and this must be factored into the consideration of the application.
- 7.8. In all other respects, the proposal is considered to be acceptable and the Council is therefore respectfully requested to grant planning permission for the proposal.