

BUILDING 3

PLOT 2

MAYDWELL INDUSTRIAL PARK

SLINFOLD

PLANNING CONDITION 5

NOISE MANAGEMENT PLAN

Context

Slinfold Business Park is well established, based upon a former corporate industrial complex undergoing re-development for several years to serve smaller commercial uses on three plots with housing on a fourth.

Remaining buildings on Plot 2 in 2011 were a warehouse Building 1 occupied by Griffiths and Nielson and a Factory Building 2 occupied by a tenant.

Griffiths and Neilson Ltd obtained Planning permission DC/13/2288 in 2016 to extend the two buildings subject to a 106 agreement. This was commenced October 2020 following the completion of the agreement and final document issue, but only the extension of Building 1

Griffiths and Neilson Ltd obtained Planning permission DC/21/0156 in October 2021 for Building 3 at the rear of the site.

The permission contained basic, pre-commencement and pre-occupation conditions including Condition 5 as follows:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Noise Management Plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to, hours of operation, management responsibilities during all operating hours, measures to control noise from all activities and operations at the site (including the operation of any equipment, plant or building services) and minimising noise from vehicles, deliveries, collections and servicing. The Noise Management Plan shall be implemented and complied with thereafter.



Building 3 - West Unit

This Building was commenced February 2022; that commencement precluded any works on Building 2 as approved.

The building was occupied without that prior submission, we do not have a date, but works were completed by March 2023; we seek to rectify that now:

Sound Report

Attached herewith is the Sound Report from RPS which was submitted with the application and includes the operation of the existing premises at the time and the estimated sound level of the proposed building to support 24/7 operation as existed on the site.

Despite this, restricted hours of Loading and Un-loading were imposed by Condition 13. This believed due to the reduced sound barrier erected to protect the new housing on Plot 4 not providing adequate protection.

Those restricted hours apply to the subject Building not the other buildings or site which operate 24/7.

Noise Management Plan

This is the existing operation which applies to Griffiths and Nielsons use and is applied to the New Building 3; it does not apply to the Existing Building 2

Night deliveries are an exception in an emergency as occurred during the Covid 19 crisis.

Banksmen are already used for manoeuvring on site, without beepers, which will continue.

The forklifts used are electric

There is no Tannoy system

Loading bay doors are kept shut when not in use which will also apply to the new building

Vehicles are not and will not be permitted to idle.

We note the 4m high acoustic fence provided as an integral part of the recent adjacent housing development following removal of the 9m conifer screen, less than originally proposed.

A large part of the sound report was focused on the machinery proposed in the intended joinery shop in the Western of the two new units – that is no longer relevant as they have since vacated.

Andrew Vanags for Manhire LLP

August 2026