

Justification Statement for the Removal of Condition 7 of B/21/0191 Units 7-9 Redstone Industrial Estates, Boston, Lincs

Introduction

The site is situated within Redstone Industrial Estate, Redstone Road, Boston. Site boundary indicated in red – Appendix A

The original site/s incorporated units 7,8 & 9.

The site area is 5,472 sq m.

The site now includes the original main building along with 11 further industrial units.

Condition Nr 7 of DN B/21/0191

- 7. Prior to the commencement of the use hereby approved, details of a solid timber acoustic fence to be erected along the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority.*

The applicant requests the removal of the above condition on the following grounds:

- Effectiveness of the fence
- Cost of the fence
- Other factors

Effectiveness of the Fence

The condition indicates that an acoustic fence should be installed along the southern boundary of the site.

The actual site and location of the fence is close to 42m away from any residential properties and across the South Forty Foot Drain. This is some distance away.

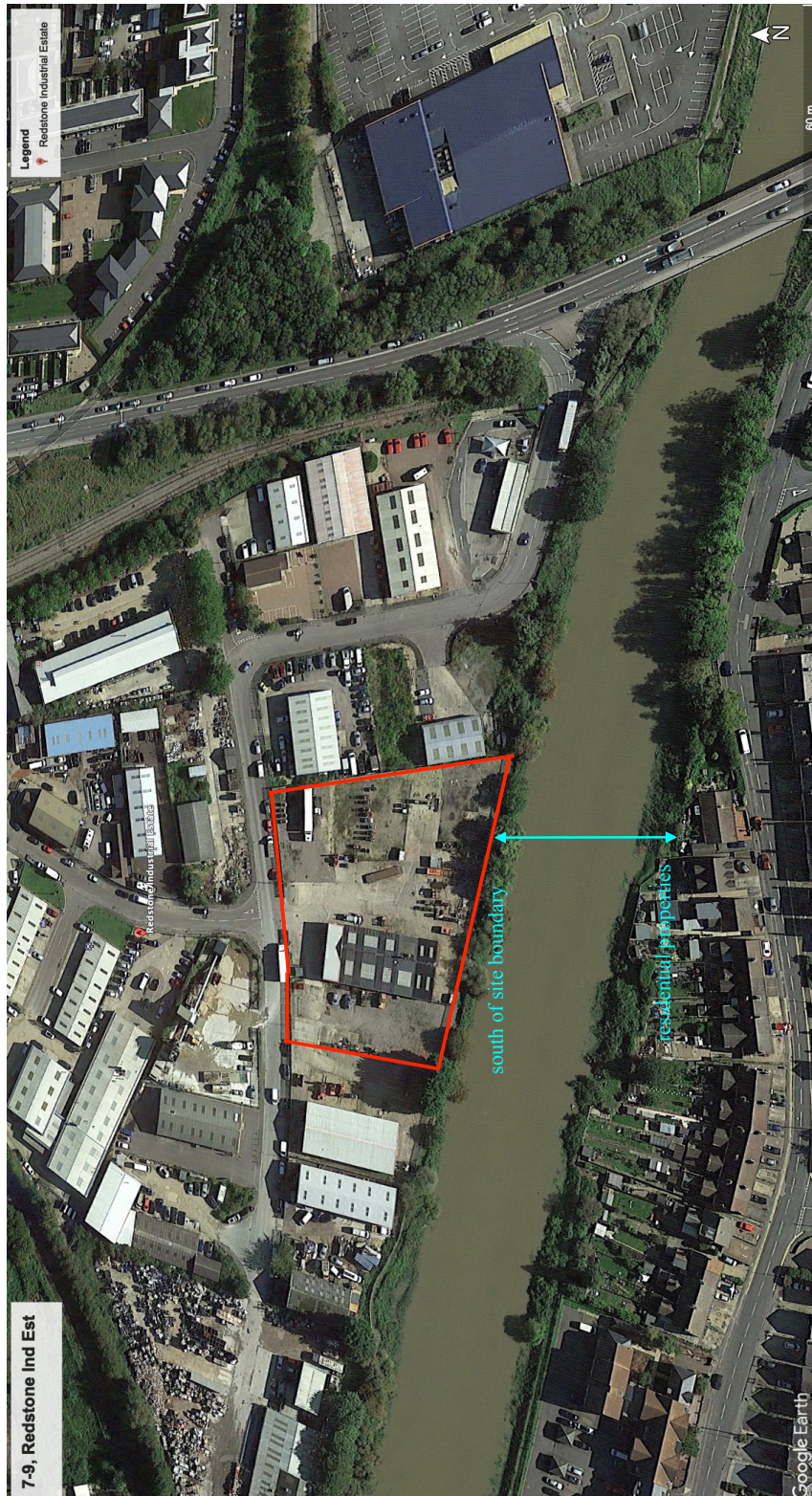
Cost of the Fence

A cost calculation for the installation of an acoustic fence attracts a sizeable amount with materials within the region of £12-15k +vat and then installation costs on top of that. The length of the boundary is 96m so it's not that it is a small length. It could make this element close to £20k.

Other factors

The activities anticipated to be carried out within the units are not likely to be heavy noise events and in accordance with condition 8 of the DN the noise from any fixed plant and machinery will not exceed a 'rating level' of LAeq (15min) 45dB as defined by BS4142:2014 when measured 3.5m from the facade of any residential property between the hours of 7.00am and 11.00pm and a 'rating level' of LAeq (15min) 40dB as defined by BS4142:2014 when measured 3.5m from the facade of any residential property between the hours of 11pm and 7am.

You can see that various industrial activities are already being undertaken on the large industrial site and I'm not sure any complaints have been made about noise mainly I would imagine due to the distance to any neighbouring residential properties.



Appendix A

Conclusion

When considering all the above factors such as distance from the residential properties and the restriction imposed on noise emitting from the site together with the economic implications for the applicant it is kindly requested that this condition (Condition 7) is removed.

Dated: Mar 2023