

DESIGN ACCESS & PLANNING STATEMENT

Issue No.1 01 May 2024

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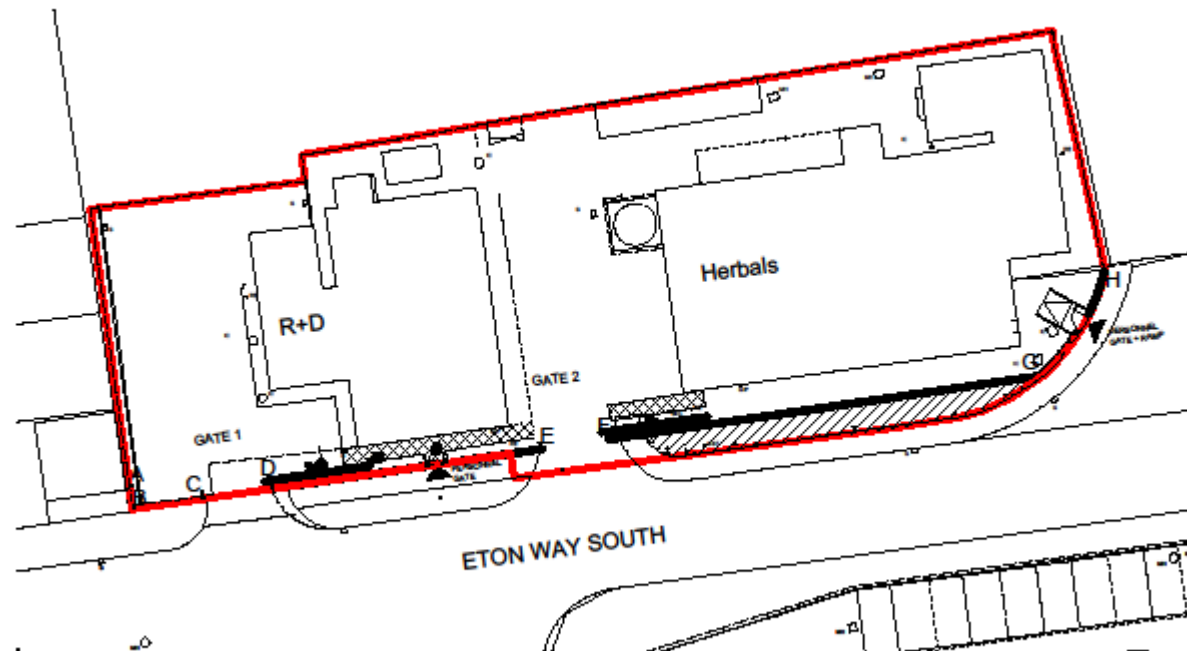
Francis Haigh Associates
Planning and Design Consultants.

Fragrance Oils Limited, Eton Hill Road, Radcliffe, M26 2FR

Design and Access Statement

TO ACCOMPANY the PLANNING APPLICATION to ERECT A SECURITY FENCE and REPLACE IN PART an existing fence and manual gates AT FRAGRANCE OILS LIMITED, ETON WAY SOUTH, RADCLIFFE M26 2FR

Site Layout



Grid Reference: 379512, 408191

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1 INTRODUCTION

The Purpose of this Design and Access Statement

- 1.1 Section 42 of the 2004 Act inserts a new section 327A into the 1990 Act, which prohibits, among other things, a local planning authority from entertaining a planning application unless it is accompanied by a design statement and an access statement, where required.
- 1.2 Circular 1/2006, provides guidance on preparing a design and access statement stating that: 'A Design and Access Statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. Circular 1/2006 also recommends applicants follow an "assessment – involvement –evaluation" process in the preparation of a planning application
- 1.3 This statement is prepared to accompany and support a planning application, by Fragrance Oils Limited, to erect, and in part replace a security fence to the front of two development buildings located outside the main site boundary. We intend to demonstrate the development will become integration with the existing buildings and not cause concern from the neighbours.

Site History and Location

- 1.4 The application site is located away from the main Fragrance Oils Limited commercial complex outside the protected perimeter of the company's main site boundary. The isolated location makes this section of the site more vulnerable to intruders. There are two vehicular access gates and one pedestrian access points all off Eton Way South. Fronting the site are large areas of hardstanding which has become the meeting point for gangs of youths

The Site Context and its Surroundings

- 1.6 To put the application site in context with its surroundings the proposed fencing and access gates are to securely enclose the development in keeping with the previously approved security measures Fragrance Oils Limited has undertaken. Located to the north of Eton Way South the site is isolated from the main site manned security protocol. The site has a small amount of existing fencing and access gates which require a major upgrading.

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2 THE DESIGN PROCESS AND CONSIDERATIONS

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|-----|------------------------|--|
| 2.1 | Assessment: | The proposed fence and gates are within an industrial setting and will seamlessly blend into its surroundings The new planting bay will help in softening a generally hard scape environment and encourage an ecosystem to flourish. |
| 2.2 | Social Factors: | The proposed development will not have an adverse effect on the public. The general design make access to the buildings fully compliant with Part M of the Approved Documents and the Disability Discrimination Act |
| 2.3 | Economic Factors: | It is considered the development will have no impact on local employment or the highway and transport network network or service infrastructure |
| 2.4 | Security Factors: | Security, means of escape and access for all are important considerations and have been covered in the design process |
| 2.5 | Flood Risk Assessment: | This site is classed with having a very low risk of flooding from rivers or sea and surface water discharge. |
| 2.6 | Ecology Assessment: | There is no visible habitat on this site due to the baron terrain |
| 2.7 | Coal Authority | A mining report is not required |

3 NATIONAL and LOCAL PLANNING POLICY

- | | |
|-----|--|
| 3.1 | National Planning Policy Framework (NPPF)
The NPPF states the three important considerations for sustainable development are, an economic role, a role social role and an environmental role. |
| 3.2 | It is not my intention to comment on the individual local policies relating to this application as the Bury Council planning officers are more aware of their implementation than the author however this development should be viewed as a necessity for the security of the two buildings it will protect. |

THE PROPOSED DEVELOPMENT

- 4.1 The proposed fence will be higher than the original sections of fencing it replaces but unlike the existing wide plate silver galvanised construction, the new fence will be a delicate design of 15mm round railing through horizontal flat plate in appearance with a dark brown powder coat finish to match fencing previously approved by Bury Council
- 4.2 **Layout and Scale**
The new fencing and electric gates will match the existing fence and gates erected on the opposite side of Eton Way South. The proposed fence will mirror in design, shape, scale and colour, the existing fencing blending into the surroundings.
- 4.3 **External Finishes**
The new fence will be softened further by the introduction of a large landscaping that will cover more than half of the overall length of the new fence
- 4.4 **Carbon Footprint, Renewable Energy and Clean Air Policies**
The fence is a sustainable material, the gates will be electrically operated, this development carries a low Carbon Footprint and open to introducing a renewable energy source in the future.
- 4.5 **Part M Access**
The building by nature of its designed needs and use will be level and has low level vehicular ramped access, all entrance will be suitable for wheelchair access.
- 4.6 **Local Facilities.**
This development, by its very construction and use, will not have a negative impact on local facilities,

5 CONCLUSIONS

- 5.1 This application is for a security fence to replace in part an existing security fence and manual gate, the design and height follows the surrounding security fences which had been deemed acceptable by Bury Council in a number of previous planning application and the general environment or circumstances have not changed

The application ticks all the policy boxes to approve this application

- 1 The development does not impact the local community or local transport networks
- 2 The development will blend invisibly with its surroundings
- 3 The development required no additional protection to the drainage system
- 4 The development is sustainable and will help reduce Carbon footprint of this site by means of materials and construction
- 5 The development will increase local biodiversity by the introduction of a large landscaping area

"The presumption in favour of sustainable development, this fencing is sustainable with a neutral environmental impact and should be considered favourably and therefore ask for your support in approving this application.

FHA