

## **DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Claire Booth   | <b>Date of report:</b> 01/12/2025 | <b>Ref:</b> 71917/FUL          |
| <b>Registration:</b> 13/06/2025 | <b>LDFC:</b>                      | <b>Expiry Date:</b> 08/08/2025 |
| <b>Site Visit:</b> 18/07/2025   | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| 13:10:00                        |                                   |                                |
| <b>Objections:</b> 0            | <b>Con Area:</b> N/A              | <b>Adv Type:</b> PI            |
| <b>Reason for Delay:</b>        |                                   | <b>EIA:</b> NA                 |
| N/A                             |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> MIMW        |

**Proposal:** Demolition of an existing single storey, mixed use building and steel framed warehouse; Erection of a two storey building to provide office, research and development and warehouse facilities

**Location:** Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR

### **Description**

The application relates to an established business, 'Fragrance Oils' located on an allocated employment site within an industrial estate off Eton Hill Road, Radcliffe. The site outlined in blue occupied by the company contains a number of buildings in use as offices and for manufacturing and warehouse purposes.

The application relates to a site within the grounds of the Fragrance Oils site which is currently occupied by a former BT single storey asbestos sheeted building located in a central position within the site.

There are residential properties to the south and south west of the site and there are commercial buildings to all other boundaries. Hutchinsons Goit is located to the east with further industrial buildings beyond.

Planning permission is sought to demolish the existing single storey pre-fabricated building and for the erection of a two storey building to accomodate new warehousing buildings and replacement and additional offices at the Frangrance Oils site.

The building to be demolished is a long single storey pre-fabricated former BT building with approximately dimensions of 81m in length and between 14.5m and 18m wide. The building is primarily flat roofed which has a minimum height of approximately 3.3m and a maximum height of approximately 6.6m.

The proposed development would appear as one building albeit its north facing elevation, facing towards the feeder road to this business and Champion Mouldings, would have a staggered frontage and different roof forms, defining what each of the associated buildings are used for.

The proposed replacement offices would be a two storey building with approximate dimensions of 21.5m in length by 18.3m in width. It would have an eaves height of approximately 7.8m and a ridge height of approximately 9.4m. This building would have a glazed entrance projection located within the corner of the building adjoining proposed Warehouse 1.

Warehouse 1 would have a length of approximately 26m, a width of approximately 21.44m, an eaves height of approx 7m and a ridge height of approximately 10m. The office building referred to above would extend into warehouse 1 at upper floor level.

Warehouses 2 and 3 would have matching dimensions. They would have an overall length, including gutters and drainpipes of approx. 33m, a width of approx. 34.5m, an eaves height of approx. 8m and a ridge height of approximately 9.4m.

The north facing elevation of the building(s) would have a staggered elevation.

### **Relevant Planning History**

52416 - Two storey extension to existing factory (3327 m2) with associated car parking creating a total of 80 spaces (net increase 35 spaces) and new landscaping - Approve with Conditions 25/08/2010

53795 - Erection of 3 metre high screen wall along south west boundary; alterations to the car park layout; erection of 7 storage and feeder tanks for processing of oils - Approve with Conditions 16/05/2011

54846 - Erection of single storey security lodge and electricity sub station  
- Approve with Conditions 16/03/2012

55034 - Two storey office extension; New staircase enclosure - Approve with Conditions 08/05/2012

56606 - Variation to the staircase enclosure details approved on planning permission  
55034. - Approve with Conditions 30/09/2013

57063 - Replacement of storage sheds and cycle/motorcycle store; forklift charging facilities - Approve with Conditions 19/02/2014

58292 - New entrance extension to front elevation; Erection of replacement 2.8m high security fence/gates to Eton Way South - Approve with Conditions 27/01/2015

58293 - Entrance Building to the office frontage and a 2.5m high security fence to Eton Way South - Deleted application 18/12/2014

60022 - Demolition of single storey office building and creation of replacement two storey building with associated car parking - Approve with Conditions 29/06/2016

60741 - Erection of single storey industrial building ancillary to existing operations - Approve with Conditions 12/12/2016

62259 - Erection of new storage and loading building - Approve with Conditions 05/02/2018

64003 - Extension to existing single storey building used for fork lift vehicles maintenance - Approve with Conditions 13/05/2019

66265 - Hazardous substances consent for the storage of substances hazardous to the environment - Storage of E1 substance hazardous to the aquatic environment in category Acute 1 or Chronic 1 (130 tonnes) and storage of E2 substance hazardous to the aquatic environment in category Chronic 2 (160 tonnes), giving an aggregation of: (130 / 100) + (160 / 200) - Approve with Conditions 17/02/2021

69122 - Siting of 2 no. portakabins on the rear car park, to be used as shower/changing rooms for employees - for a temporary period of 4 years - Approve with Conditions 13/02/2023

69721 - Prior approval for proposed telecommunications installation comprising of a 25.0m High Swann CS55 Lattice tower on proposed 6.0mx 6.0m concrete base, together with 6No. Antennas, 1No. GPS Module, 1No. 300mm Dish, 1No. 600mm Dish, 3No. Cabinets, 1No. Meter Cabinet and associated ancillary works. - Prior Approval Required and Granted 25/07/2023

70901 - Erection of 2.4m high security fence including 2 electric vehicle gates and 2 manual personnel gates, access ramp and landscaping - Withdrawn by Applicant  
03/09/2024

71292 - Lawful development certificate for proposed erection of a security fence and gates  
- Lawful Development 13/12/2024

### **Publicity**

The application has been advertised by Site Notice, erected on the 18th June 2025 and by directly notifying neighbouring businesses and nearby residential dwellings.

No representations have been received within the statutory 21 day consultation period or after this period at the time of writing this report.

### **Statutory/Non-Statutory Consultations**

**Traffic Section** - No objections, subject to a condition seeking details of the location of the construction compound.

**Environmental Health - Contaminated Land** - No objections, subject to conditions securing site investigations and any necessary ground remediation.

**Borough Engineer - Drainage Section** - No comments or observations received.

**Environmental Health - Pollution Control** - No comments or observations

**Greater Manchester Ecology Unit** - No objections.

**United Utilities (Water and waste)** - No objections, subject to the drainage for the replacement and new buildings being directed into an existing drain with enough capacity, as defined within the submitted Foul & Surface Water Drainage Design Drawing Composite Drainage layout & car park facility Scheme 8 BR, which was prepared by FHA.

**Pre-start Conditions** - Applicant/Agent has agreed with pre-start conditions

### **Development Plan and Policies**

|       |                                                    |
|-------|----------------------------------------------------|
| SPD11 | Parking Standards in Bury                          |
| NPPF  | National Planning Policy Framework                 |
| EC2/1 | Employment Generating Areas                        |
| EC3/1 | Measures to Improve Industrial Areas               |
| EN1/2 | Townscape and Built Design                         |
| EN1/3 | Landscaping Provision                              |
| EN7   | Pollution Control                                  |
| EN7/2 | Noise Pollution                                    |
| EN7/5 | Waste Water Management                             |
| HT2/4 | Car Parking and New Development                    |
| HT2/6 | Replacement Car Parking                            |
| JP-J1 | Supporting Long-Term Economic Growth               |
| JP-J2 | Employment Sites and Premises                      |
| JP-J4 | Industry and Warehousing Development               |
| JP-C8 | Transport Requirements of New Development          |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity |
| SPD14 | Employment Land and Premises                       |
| NPPF  | National Planning Policy Framework                 |
| NPPG  | National Planning Policy Guide                     |

### **Issues and Analysis**

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

**Equality Act 2010:** All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

- The elimination of discrimination, harassment and victimisation;
- The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
- The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

**Human Rights:** All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

**The Crime and Disorder Act 1998** imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

### **Principle of Development**

UDP Policy EC2/1: 'Employment Generating Areas' states that in the defined Employment Generating Areas (EGA), the Council will only allow development for the uses specified. Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an EGA.

The proposed development is to serve the existing business and therefore the development proposed is appropriate within this EGA and thus the principle of development is

acceptable.

### **Design and Layout**

The proposed building, whilst seeking to be two storey in height, would not be out of keeping in this commercial/ business estate setting and would not be a discordant feature in the streetscene or locality.

Discussion has been had with the applicants about the colour palette of materials proposed to ensure the proposed building compliments the colouring of buildings within the existing Fragrance Oils site, which is a mix of traditional brick with brown metal clad buildings gives the site a harmonious appearance within the locality. A planning condition securing samples of the materials and their colour is recommended to ensure any materials compliment the appearance of the existing site. Subject to the recommended planning condition, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

### **Impact upon residential amenity**

SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case.

There would be 92 metres between the nearest residential property and the proposed building. In. Given the distance and the fact the buildings would be seen in context with the existing buildings on the Fragrance Oils site. The proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would therefore be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

The proposed building would continue to be used for warehousing and manufacturing facilities, with replacement offices for the company, which would not generate demonstrably more noise than currently exists on the site. Notwithstanding this, the nearest residential properties are over 90 metres away on the opposite Eton Hill Road to the application site. As such, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties with regard to noise. Therefore, the proposed development would also be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

### **Parking and Highway Safety Matters**

The proposed development would be accessed via the existing access/ egress road serving the site and is set within the site. The proposed building would be primarily located on the site of the existing building and thus would not compromise existing turning, manoeuvring or parking facilities.

The Traffic Section has no objections to the proposals. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 and HT2/4 of the Bury Unitary Development Plan and Policy JP-C8 of the GM Places for Everyone Joint Development Plan. They have however, raised no objections subject to construction management plan be submitted.

Access - The agent has confirmed that the buildings have been designed with level entrances and ground floors meaning the proposed building would be accessible for all. Therefore, the proposed development would comply with Policy HT5/1 of the Bury Unitary Development Plan.

Cycle Parking - The application site already contains a covered and secure bicycle parking area, and thus no additional bicycle parking provision is required for this development (SPD11).

### **Biodiversity**

The building proposed for demolition appears to have very low potential to support roosting

bats, having a flat felt roof, and being constructed of modular panels. For this reason, the Council's Ecology advisors considered it would not be reasonable to require a bat surey. GMEU have recommended that informatives are imposed making the applicants aware that protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative is therefore recommended so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

A second informative is also recommended relating to the statutory protections surrounding nesting birds.

#### Biodiversity Net Gain

The applicant has indicated that the proposal is exempt from Mandatory BNG, due to the de-minimis exception, which Officers agree with.

#### Biodiversity enhancements

The NPPF encourages enhancements and net gains for biodiversity to be delivered through the planning system. A planning condition is recommended to secure such enhancements. This can take the form of biodiversity friendly, native planting within the Fragrance Oils site and by erecting both bat and bird boxes within the wider site or on the proposed buildings.

#### **Drainage and Flood Risk**

PfE Policy 'JP-S4: Flood Risk and the Water Environment' of the Places for Everyone Joint Development Plan and Section 14 (Meeting the challenge of climate change, flooding and coastal change) of the NPPF to ensure developments do not increase flooding on the site or elsewhere.

UDP Policy EN7/5 - 'Wastewater Management' of the Bury Unitary Development Plan would also need to be accorded with. You are therefore advised to consider the requirements of this Policy carefully.

As part of this application, the applicant has provided a Foul & Surface Water Drainage Design Drawing Composite Drainage layout & car park facility Scheme, which was prepared by Francis Haigh Associates. United Utilities has reviewed this drawing and are satisfied that the proposed development would accord with the requirements of the Development Plan policies referenced above and the drainage hierarchy set out in National Planning Practice Guidance.

#### **Carbon and Energy**

PfE Policy JP-S2: 'Carbon and Energy' requires new development to be net zero carbon in relation to the developments operational carbon emissions. The expectation from the adoption of the PfE Development Plan is that net zero carbon should be achieved for regulated carbon emissions; from 2028 for all emissions in construction; and from 2025, development should also calculate and minimise carbon emissions from unregulated emissions. A Carbon Reduction Strategy Statement accompanies the application. The applicant Fragrance Oils International Limited recognises the impact of climate change and the need to be sustainable and as such will be net zero as an organisation by 2050. The range of measures identified within the submitted strategy state the following measures will be imposed:

#### **Air Source Pumps**

Air source heat pumps will be considered for heating and therefore removing all need for gas energy.

#### **Glazing**

Glazing will be sourced from the energy ranges of the available manufacturers and suppliers; window frames will be aluminium a sustainable material that can be recycled

several times.

### **Building Fabric**

The building fabric will conform to the current Approved Documents but with greater emphasis on air tightness. The company presently installs rapid rise PVC door systems behind the sectional service doors to retain internal heat.

### **Electric Charging points**

Electric charging points for both motor cars and larger vehicles are being investigated to encourage carbon neutral vehicles

### **Cycle Storage**

Protected cycle storage is already provided. To encourage cycle use the building will have an individual shower and changing room.

### **Digital Connectivity**

PfE Policy JP-C2: 'Digital Connectivity' requires all new development to have full fibre to premises connections unless technically infeasible or unviable.

## **Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

### **Conditions and Reasons:**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This permission relates to the following plans:

Drawing no. 25/120/07.00 PA Rev. E: 1:1250 Location Plan;  
Drawing no. 25/120/06.00 PA Rev. E: Site Survey with the Proposed Development Details and Location Plan  
Drawing no. 25/120/ 03.00PA Rev E: Ground Floor Layout and Elevations;  
Drawing no. 25/120/ 04.00PA Rev E: Proposed First Floor Layout, Sections and Existing Building Details; and,  
Drawing no. 06 Rev. E: Proposed Roof Plan.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, the Greater Manchester Places for Everyone Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reason. To ensure that the adopted highway is not restricted/ obstructed in any way, to maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety, in accordance with Policies JP-C8 of the Places for Everyone Joint Development Plan and Policies EC3/1: Measures to Improve Industrial Areas of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:  
With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

- I. Preliminary Risk Assessment (PRA). Submission of this document is the minimum requirement.
- II. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.
- III. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 5 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:  
In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy.
- III. Verification Plan.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 6 Notwithstanding any description of materials in the application and the requirements of condition no. 2 [approved plans] of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason. To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2: 'Townscape and Built Design' of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 7 The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:  
Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.  
A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 8 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing Composite Drainage layout & car park facility Scheme 8 BR, which was prepared by FHA. For the avoidance of doubt No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding, in accordance with Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building(s) shall be used for B2 (General industrial) and/ or B8 (Storage and Distribution purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) and as ancillary office purposes for the business to which the application relates, and for no other purpose.

Reason. To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and the allocated Employment Generating Area in which the site is set and to prevent future changes of use which have the potential to detract from the character of the area, in accordance with Policy EC2/: Employment Generating Areas and EN2/1: Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-J2: Employment Sites and Premises of the Places for Everyone Development Plan.

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| CB                  | 01/12/2025  | DM -                    | 01/12/2025  |