

Design and Access Statement – Fragrance Oils

Layout

See layout plans. The two Portacabins will be sited side by side within the rear carpark.

Scale

Portakabin Solus Building SL062 Portakabin Solus hire building

External Length 6.10 m External Width 3.36 m Ceiling Height 2.3 m Floor Area 17.18 m²

External Doors Fully insulated, steel faced doors in aluminium frame as standard for added security with mortice cylinder lock. 2 x 926mm wide inward opening external door with lock

Windows Large square cornered aluminium frame, with trickle vents for natural ventilation. Double glazed tinted glass. 3 x 860 x 996 mm double glazed tinted window 3 x Obscure film to window

Partitioning & Internal Doors High quality vinyl faced steel stud partitioning system. Lockable solid-core internal doors and frames in light oak finish. 1 x Cross partition with right hand 926mm door

Plumbing All plumbing is surfaced mounted as standard. 1 x Corner shower cubicle complete with shower attachments and water heater

Portakabin Solus Building SL082 Portakabin Solus hire building

External Length 8.64 m External Width 3.36 m Ceiling Height 2.3 m Floor Area 24.87 m²

External Doors Fully insulated, steel faced doors in aluminium frame as standard for added security with mortice cylinder lock. 2 x 926mm wide inward opening external door with lock

Windows Large square cornered aluminium frame, with trickle vents for natural ventilation. Double glazed tinted glass. 5 x 860 x 996 mm double glazed tinted window 5 x Obscure film to window

Partitioning & Internal Doors High quality vinyl faced steel stud partitioning system. 1 x Cross partition with right hand 926mm door Plumbing All plumbing is surfaced mounted as standard. 1 x Corner shower cubicle complete with shower attachments and water heater

The building will be behind the Fragrance Oils distribution warehouse and will not be visible to anyone other than Fragrance oils employees.

From the other side, the nearest neighbours are approx. 24 metres away and the area is screened by trees and hedges. The area is already in use as a carpark and therefore there will be no additional noise or activity in this area which would cause an issue with the residents.

Landscaping

No additional landscaping is required, the area is already screened from the nearest residents by trees and bushes.

Context

Information taken from the Bury Council pre application response ref. 02781E

The proposed development would provide a portacabin for a temporary period of 3 years to provide changing facilities. As such, the proposed development would be in conjunction with the B2 use operating on site and as such, would be acceptable in principle. Therefore, the proposed development would be in accordance with Policy EC2/1 of the Bury Unitary

Development Plan.

Design and layout - The proposed development would involve the installation of a portacabin for a temporary period of 3 years. The proposed unit would measure 6.1 or 8.64metres by 3.36 metres and would be 2.3 metres in height.

The proposed temporary building would be located at the rear of the site on the existing carpark. There is a bank of trees and as such, the proposed building would not be readily viewed from surrounding roads and properties. The proposed building would be single storey and a colour should be used to match the existing buildings on site. The proposed building would not be out of keeping in a commercial setting and would not be a prominent feature in the street scene. Therefore, the proposed development would be 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 24 metres between the nearest residential property and the proposed building.

Unfortunately, It was not possible to gain access to the rear of the site. However, I have been able to access site visit photos from previous applications and there is a 2 metre high fence with tree planting along the boundary with the residential properties. Given the distance involved, the screening from the existing fence and trees and the temporary nature of the proposed building, it is considered that the proposal would not have a significant adverse impact upon the amenity of the neighbouring properties.

Noise - The proposed building would be used for welfare and showering facilities, which would generate little noise. The nearest residential properties are over 24 metres away and there would be a blank gable elevation facing the proposed development. 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 be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

Highways issues - The proposed development would be accessed via the existing access roads serving the factory. The proposed building would be located in the existing car park and would result in the loss of 9 -10 parking spaces. Further clarification must be provided as to how the loss of 10 parking spaces would affect the operation of the business and how it would be mitigated as any on-street parking must be avoided. Also, access to the proposed building should be considered and whether a ramp is required to enable access for all.

Use

The site is a lower tier COMAH site, manufacturing fragrances and natural extracts.

In order to improve site health and safety and to comply with Control of Substances Hazardous to Health regulations (COSHH) and the Dangerous Substances and Explosive Atmospheres Regulations (DSEAR), it is necessary to restrict mobile phone use within hazardous areas of the factory in case of a static build up and spark which could result in a fire.

Employees also need to be able to shower and change out of any contaminated workwear at the end of the day before leaving site, to ensure that no chemical residues enter their home environment.

The existing locker room is a male only changing room, with one shower and a few lockers. There are currently no facilities for ladies. There are not enough suitable secure locker facilities and it is housed in a building which is no longer fit for purpose, longer term we would like to demolish this building and build a new building which would contain suitable facilities.

The requirements are:

- Clean, dedicated changing rooms
- Adequate space - need to be able to accommodate all users – Production, warehouse & labs
- Separate & secure lockers for clothes, PPE and mobile phone storage
- Able to change into & out of work clothing
- Reduce risk of contaminating home environment / car with residues on clothing
- Shower area
- Need both male & female areas

The portakabins would be needed for approximately 2-3 years, by which time there are plans to redevelop other areas of the site to create more space and improve employee facilities.

Access

The portakabins are located at the rear of the site, nearest the Production facilities and which is used as a carpark. There are dedicated walkways to the carpark, with barriers and crossing points. (see PowerPoint slides – Employee voice for other areas assessed and why this area was selected)

The carpark is one of three carparks, due to shift work, flexible working and the ability for some employees to work from home, the carparks are never full. Therefore there is the ability to lose nine spaces and still have adequate parking. No employees park on the main road and this would not change with the removal of the spaces.

If necessary a ramp will be provided to ensure disabled access. – see Risk assessment & Management of change document for further details.