

DESIGN ACCESS & PLANNING STATEMENT

Issue No.4 10 May 2026

Document ref: DAPS.02-FOIL

Francis Haigh Associates
Planning and Design Consultants.

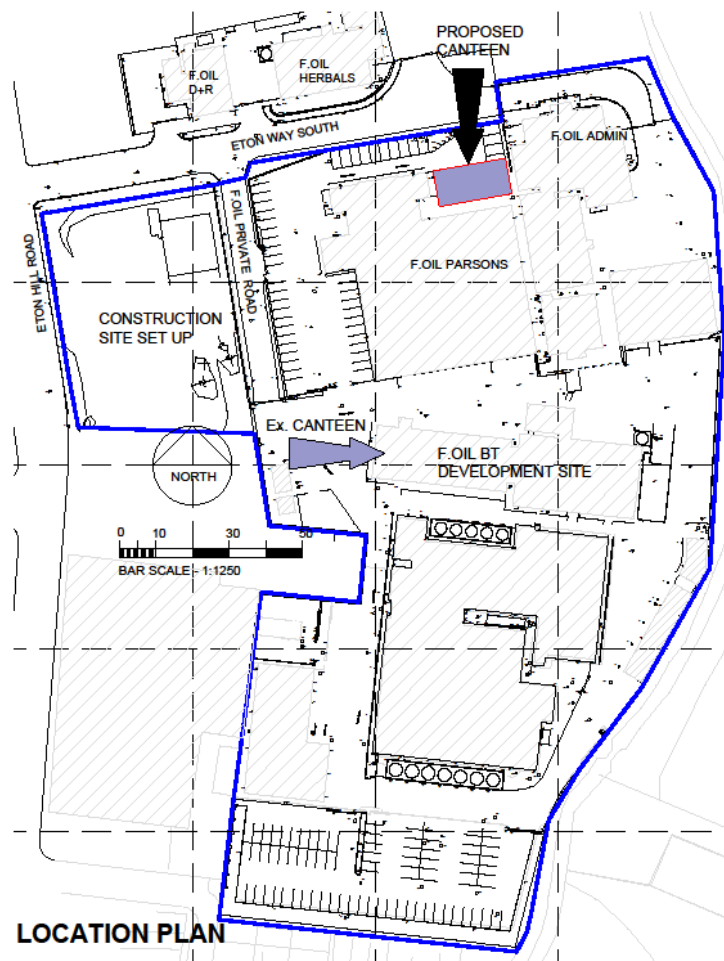
Fragrance Oils Limited, Eton Hill Road, Eton Way South, Radcliffe, Bury M26 2FR

Design and Access Statement

TO ACCOMPANY the PLANNING APPLICATION for the Temporary Siting of Canteen Portakabin to facilitate the BT Redevelopment

Site Layout

Grid Reference: 379505, 408170



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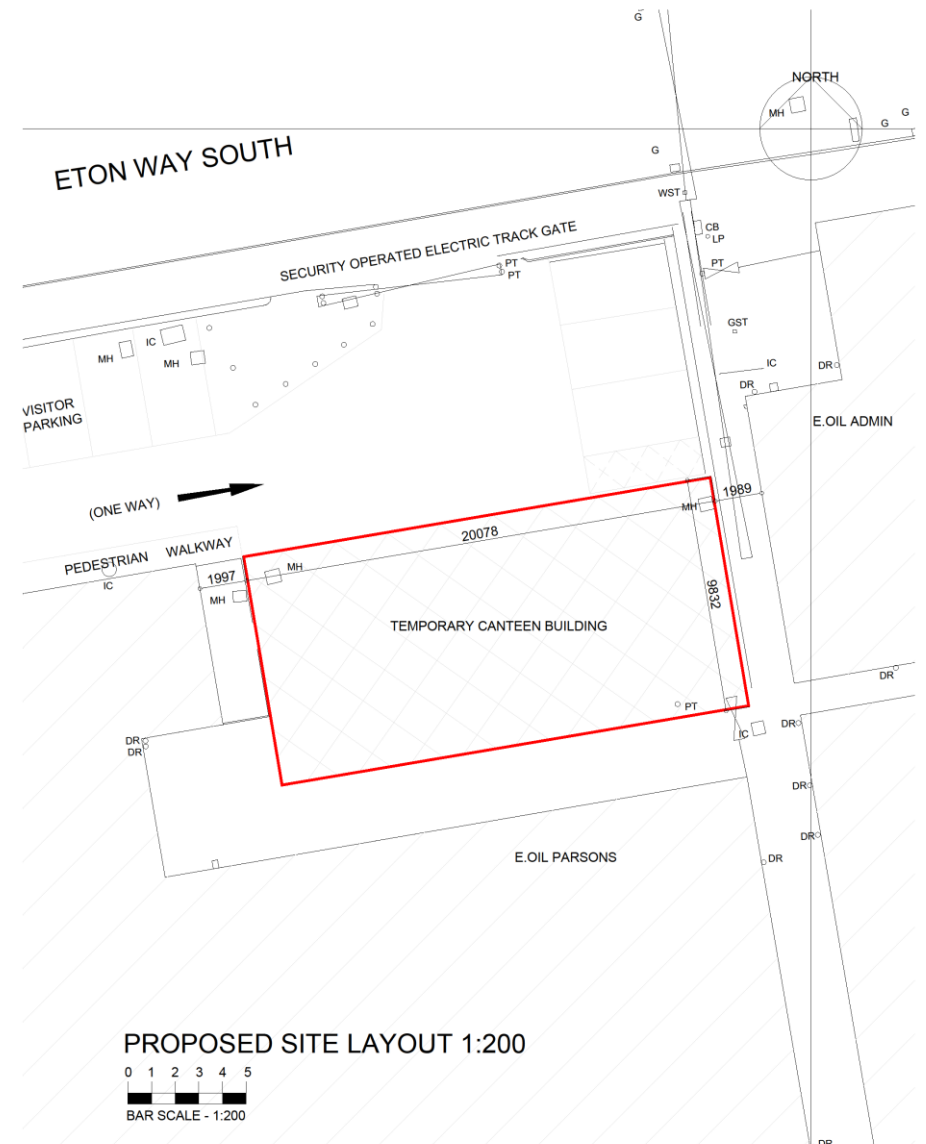
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1 INTRODUCTION

The Purpose of this Design and Access Statement

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 and access statement, where required. The provisions came into force on 10th August 2006. 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 This statement is prepared to accompany and support a planning application, Fragrance Oils Limited, to develop and renew buildings on a section of the plant that has the same class uses. We intend to demonstrate the development will be in line with the NPPF and local policies and will give full consideration and satisfy the requirements of access and integration with the existing buildings.

SITE HISTORY and LOCATION

The application site is known by the staff at Fragrance Oils Limited as the Parsons buildings, which relates to previous ownership, has been chosen as the only possibility location available to re-site the existing canteen facility for a long-term position whilst the main site is being re-developed. The area is between two previously developed building with little to no chance of disturbance until the permanent location has been agreed within the redevelopment. The use of the Portakabin system will make it easier to remove without damage to the existing infrastructure. The Parsons site warehouse building south and offices adjacent both have full toilet facility and the area between will be designated pedestrian priority for the safety of employees.

THE SITE CONTEXT and its SURROUNDINGS

The site has been chosen because it sits within an area of "dead" land that uses to access deliveries and distribution directly to Eton Way South but with the continuous changes in company's monitoring of goods deliveries and the development of the Parson's Warehouse, this area is now the tail end of the general sites one-way system and is not used as its original use as a turning facility. Parsons Warehouse is not completely served from the south end of the building directly onto the general sites enforced one way traffic system, all deliveries and distribution from this building are located at this point, therefore, the area designated for the canteen is the ideal location for the canteen. It should be noted the area between the canteen and Parsons's building may be used for the occasional forklift movement to the rear of the Parsons office, this will be site managed in the staff programme for moving vehicles.

To put the application site in context with its surroundings, the application site is an integral part of the company's daily route, it caters for the various staff break times and lunches and those sections of the processing system that are not allowed local brewing facility to avoid contamination. As can be seen from the site plan at the beginning of this statement, the application site is located at the end of Eton Way South and nests between buildings and the application is for a temporary use, it could not be construed as an eyesore or out of place with its surrounding and there is no access to this facility for the public.

2 THE DESIGN PROCESS and CONSIDERATIONS

Assessment:	The proposed canteen is for a temporary period to facilitate the recently approved BT development plan, the location is away from all heavy goods vehicle activities and there is no other location with service facilities readily available
Social Factors:	The building is for employees only with no access for the public, therefore the development will not have an adverse effect on the public.
Economic Factors:	It is considered the development will have a neutral economic effect as it is a temporary relocation of an existing facility
Security Factors:	Security, means of escape and access for all are important considerations and have been covered in the design process
Flood Risk	
Assessment:	This site is classed with having a very low risk of flooding from rivers or sea, ground water and surface water discharge.
Ecology	
Assessment:	There is no grassland habitat or nesting facilities on this site due to the barren terrain
Coal Authority	The only mining working near the development site in Radcliffe was the very small Stotts Colliery at Whitefield which ceased operations in 1902. Larger collieries such as the Ladyshore Colliery at Little Level are considered to far away to have any influence on the development.

3 THE SITE TRAFFIC SYSTEM

Fragrance Oils Limited general site is a collection of buildings for the development, preparing, storing, and distributing of their product and have a strict one-way traffic system in force, this system applies to the location of the temporary canteen subject to this application which is situated at the second one-way egress point onto Eton Way South. The one-way system is shown on the revised layout plan in the general details.

The area the canteen would occupy was the original single access to the Parsons warehouse location, now it is in a dead area used for the occasional forklift access and as such ideal for the location of a temporary canteen.

4 CONCLUSIONS

The existing canteen is located in the BT project which is the next major rebuilt in the Fragrance Oils Limited programme of expansion and modernisation providing sustainable energy efficient buildings and the renewal of the older building that are no longer suitable for the modern processes presently in use. It will provide a temporary location for an existing facility to be lost due to the redevelopment. The company believe it is necessary to continue to provide this service for the benefit of the employees and still contained within the site boundaries for their convenience.

The company have development land between Eton Hill Road and their private road and plans have previously been presented to Bury Council planning officers for comment. The proposed building includes a new restaurant facility so I would expect this building would be required for a period of five years to cover the present project and the proposed new development.

In short I summarise the proposal is a temporary building a temporary location to replace an existing facility temporarily lost due to redevelopment. We therefore ask for your support in approving this application.

FHaigh