

DELEGATED REPORT

Report by Claire Booth	Date of report: 18/09/2026	Ref: 73188/FUL
Registration: 07/07/2026	LDFC: 29/07/2026	Expiry Date: 01/09/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Siting of single storey Portakabin building for use as canteen facility for a temporary period of 5 years

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.

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

Following approval of planning application 71917 for the demolition of an existing single storey, mixed use building and steel framed warehouse and for the erection of a two storey building to provide office, research and development and warehouse facilities, temporary planning permission is sought to provide temporary kitchen and rest room facilities for the staff of Fragrance Oils. It is proposed to provide these facilities within a portacabin building which would have approximate dimensions of 20m x 10m. The portacabin would be flat roofed and have a height of approximately 3.5m. The portacabin would be positioned against two buildings that front onto Eton Way South.

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

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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: $(130 / 100) + (160 / 200) = 2$. - 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

71917 - 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 - Approved with Conditions, 01/12/2025

73324 - Application to discharge conditions 3 (construction management), 5 (site remediation), 8 (drainage) on planning permission 71917 - Split Decision, 11/08/2026

Publicity

The nearest neighbour, Champion Mouldings, who sits on the opposite side of Eton Way South to the application site has been notified by letter, dated 08/07/2026.

No representations have been received.

Statutory/Non-Statutory Consultations

Traffic Section - No objections.

Environmental Health - Contaminated Land - No objections.

Borough Engineer - Drainage Section - No objections.

Public Health - No comments or observations received.

United Utilities (Water and waste) - Recommends a condition be imposed securing surface water run off drainage.

Environmental Health - Pollution Control - No objections

Pre-start Conditions - Not relevant

Development Plan and Policies

EC2	Existing Industrial Areas and Premises
EC2/1	Employment Generating Areas
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management
JP-C1	Our Integrated Network
JP-J2	Employment Sites and Premises
JP-J1	Supporting Long-Term Economic Growth
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-C8	Transport Requirements of New Development
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

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 whilst the existing building which provides kitchen facilities as well as other accommodation is demolished and the approved building is built, therefore the development proposed is appropriate within this EGA and thus the principle of development is acceptable.

Siting and Layout

With the continuous changes in the company's monitoring of goods deliveries and the development of the Parson's Warehouse, the proposed position to site the portacabin is stated to be at the tail end of the general sites one-way system. The applicant asserts the proposed siting area is not used as its original use as a turning facility.

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.

The submitted information advises a pedestrian walking route will be put in place from the wider site to the canteen.

The application site would be located at the end of Eton Way South and would sit between buildings. Moreover, the application is for a temporary use to cover the period needed to both discharge the pre-commencement ground contamination investigation and remediation conditions and to construct the approved building(s).

On this basis, the proposed siting and layout is acceptable.

Design

The proposed build would be a typical modular type portable cabin commonly used as a temporary solution for additional accommodation. It would be a standard appearance with a grey external facade. It would have a floor area of circa 31 sqm and as such considered

to be relatively small scale development which would not be visually intrusive to the area.

The proposed plan and application states the build would be for a staff room facility for sub-contractors and would be required for a temporary period only.

As such the proposed development is considered to be acceptable.

Impact on Parking and Highway Safety

Fragrance Oils Limited general site is a collection of buildings for the development, preparing, storing, and distributing of their product. They have a one way traffic system in force.

This system applies to the location of the proposed temporary canteen which would be situated at the second one-way egress point onto Eton Way South, where 6 car parking spaces run along the western elevation of the building containing the main entrance to the site. An entrance into a Warehouse, referred to as the 'Parsons Warehouse' exists at this egress point.

The proposed portacabin (canteen) would occupy an area in front of the Parsons Warehouse which would likely lead to the loss of an area used for occasional forklift access and approximately three on-site car parking spaces. The company has concluded that they can amend their operations, given the warehouse can be accessed from the other side of the building, that the proposed Portabin/ Canteen would be an ideal for the location of a temporary canteen, which would not adversely the operations of the business.

The Traffic Section (Local Highway Authority) has no objections to the proposals, due to the loss of car parking provision being for a temporary 5 year period. 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.

Impact upon neighbouring residential amenity

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

There would be 118 metres between the nearest residential property and the proposed modular building. Given the distance and the fact the portacabin would be sited between two buildings, 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.

Impact on neighbouring businesses

Fragrance Oils shares Eton Road South with Champion Mouldings, who are located opposite the northern boundary of the site. The proposed Portacabin will thus be sited close to the boundary of the site with Eton Way South.

The proposed canteen building, would be within the site of Fragrance Oils and would be a subordinate building to the main Warehouse buildings. It would not detract from the business operations of Champion Mouldings. The proposal therefore accords with NPPF 2026 Policy P4 (Impact of development on existing activities).

Carbon and Energy

The canteen temporary facilitation building used part time during the day, although highly insulated for the benefit of the user. It has a short lifespan and is not required to comply to PfE policy JP-S2 (Carbon and Energy).

Digital Connectivity

The agent acting on behalf of the company asserts that the building will not have any digital connectivity, contrary to the requirements of PfE JP-C2 (Digital Connectivity). Given both adjoining buildings are digitally connected it is likely that this modular building will be connected to the company's wi-fi if staff request it. On this basis, it would be unreasonable to refuse the application on this basis.

Drainage and Flooding

The proposed canteen would be sited on an area of existing hardstanding (tarmac). No details are included within the application of where waste water from the canteen will be drained too.

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.

Conclusion

The proposed development seeks temporary planning permission for the siting of a Portakabin building to provide canteen and staff welfare facilities for employees of Fragrance Oils International Ltd whilst the approved redevelopment works under planning permission 71917 are undertaken. The proposal represents an ancillary facility required to support the continued operation of an established employment use within a designated Employment Generating Area and is therefore acceptable in principle.

The scale, design and siting of the temporary structure would not result in any significant harm to the character or appearance of the industrial estate, would not adversely affect highway safety or parking arrangements, and would not result in unacceptable impacts upon the amenities of neighbouring residential occupiers or nearby businesses. No objections have been raised by statutory consultees, subject to appropriate drainage controls.

Having regard to the Development Plan and all other material considerations, it is considered that the proposal complies with the relevant policies of the Bury Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework. Accordingly, the application is recommended for approval subject to the conditions set out below.

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 Permission is hereby granted for a limited period only, namely for a period expiring on the 21 September 2031, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning

Authority for its retention.

Reason. The development is of a temporary nature only. The buildings associated with the use have a limited life expectancy. The issuing of a temporary permission will allow the Local Planning Authority to retain control over the condition and appearance of the building in the interests of visual amenity.

- 2 This permission relates to the following plans:

Drawing no. fha 26/003/ 01PA Rev A: General details and Site Layout and for Temporary Canteen facility - Parsons Site;
Drawing no. HD/ 14327/01 Rev. C: Proposed Layout - 6 x UK093 Ultima Modular Building; and,
Drawing ref: Proposed Drainage Layout.

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, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Foul and surface water drainage shall be drained on separate systems as shown on the Draining Plan, rec. 17 September 2026. No surface water shall discharge, directly or indirectly, into the foul sewerage system. The development shall be carried out and thereafter retained in accordance with the approved drainage details.

Reason. To ensure satisfactory drainage arrangements and to prevent overloading of the public sewerage system in the interests of flood risk management and environmental protection, in accordance with policies EN7/3: Water Pollution, EN7/4: Groundwater Protection and EN7/5: Waste Water Management of the Bury Unitary Development Plan, Policy Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	18/09/2026	DM	21/09/2026