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Date: 30th November 2022

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Cherwell District Council
Development Management Team
Bodicote House
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Dear Sir/Madam,

RE: British Bakels, Proposed Boiler/Plant Extension and Vacuum System Enclosure

Site at Granville Way, Bicester OX26 4JT

We are acting on behalf of our client British Bakels, who are seeking planning permission for the construction of a boiler plant enclosure and a vacuum system enclosure to their existing factory/warehouse unit at Granville Way, Bicester.

This Covering Letter/Design and Access Statement should be read in conjunction with the following Drawing No's;

- OX106-205 Location Plan
- OX106-200 Proposed Site/Block Plan
- OX106-201 Proposed Vacuum Enclosure
- OX106-202 Proposed Boiler Enclosure
- OX106-203 Proposed Floor Plans
- OX106-204 Proposed Full Elevations4
- OX106-100 Rev A Proposed Part Floor Plans

And the following additional Supporting Information;

- Technical Data Sheet
- Letter detailing new boiler plant
- Details of Dust Control Equipment

Site and Surroundings

British Bakels is a Manufacturing and distribution company supplying specialist bakery ingredients to the commercial baking market. The company has been operating since 1904, they have been in the UK since 1948 and Bicester since 1994. Their products range from caramels, custards, sauces, glazes, topping, hot cross buns and bread mixes. The site is located on Granville Way, Bicester and is surrounded by industrial/commercial units. The Chiltern Main railway line runs to the south of the site.

The site is a large industrial unit comprising warehousing, dry factory, wet factory, existing plant and tank farm, staff changing and welfare facilities and associated offices.

Proposal

This application seeks full planning permission for a single storey boiler room extension to the west elevation facing Launton Road and a two-storey vacuum system enclosure to the front/north elevation facing Granville Way.

Existing fridge unit to be replaced with boiler enclosure

The Vacuum System Enclosure would be two storey in height constructed of matching cladding with two ventilation louvres. Access to the enclosure would be internally from the main building.

Proposal Justification and Environmental Impact
To make the bakery products, steam is used for heat and glycol water chillers to cool. The production areas have Air Handling Units to ensure a comfortable working environment for employees. The two new enclosures will house –

A. New steam generating boilers at the end of the main building, relocating the old inefficient boilers to a better location as currently they are in the middle of the plant, having been enclosed when previous expansions have happened. These steam generating boilers provide heating for the mixing vessel. The new boilers make use of latest technology to maximise efficiencies, this enabling remote monitoring of the system, and also being designed for later use with Hydrogen as a fuel source.

B. The new additional enclosure being part of the existing extension previously approved – is to relocate the old dust extraction system for the dry production area, the existing units are over 20 years old and external. In moving to a new enclosure allows the company to reduce noise and again make them more efficient, as being internally located reduces the exposure to heat variations by using the heat extracted from the dusty air being extracted to reduce condensation of the units and compromising the effectiveness of the filter media.

In both areas there is no air conditioning or handling, although they will be recovering heat generated within the process.

The new equipment is extremely efficient when compared to the current 20-year equipment. They are using boiler flue economisers to recover heat loss through the flues, the new boilers using Industry 4 technology are consistently monitoring performance and fine tuning to maximise efficiencies, this all being monitored and shared through mobile phones to the site engineering team.

The dust extraction units have been added when upgrading the changing rooms to improve the working environment for employees and with installing the new units internally reduces noise that the current external units have caused. Being internal also improves the performance of the units extending the life of the filters by not being exposed to warm air being extracted into an externally located extraction system that in winter being close causes internal condensation that mixed with dust creates a caked layer with the units.

Additional supporting information regarding the efficiency of the plant is provided in the appendix added to the end of this letter and also the additional manufacturers details submitted with the application as supporting documentation.

The boiler room enclosure would replace an existing fridge unit and would be constructed of cladding to match the existing, light grey metal roof cladding and dark brown metal wall cladding. The proposed works include two new boiler flues which would protrude 3000mm above the existing eaves height. Two personnel access doors will be inserted in the west elevation and roller shutter doors at either end.

In summary, the Boilers are replacing old inefficient units and moving to a more accessible location for maintenance and servicing. The Dust extraction enables the relocation of internal vacuum unit to allow upgrade of changing rooms, using the same enclosure to house a new dust extraction system.

Design and Layout
The proposed enclosures are small in scale compared with the height and scale of the existing building. They will be constructed of matching materials to blend in with the existing building. The location of these enclosures are situated to work with the layout of

the existing factory. The proposed flues will have minimum impact against the backdrop of the existing building.

Access

There are no alterations proposed to the existing access and parking arrangements. The proposal would not have any adverse impact on highway safety.

Residential Amenity

The nearest residential properties are significant distance away in Clifton Close on the opposite side of the railway line. There is no intensification proposed and the existing opening hours and number of employees will remain the same. The proposal is to upgrade the existing inefficient plant and is not considered to have any adverse impact on residential amenity.

The proposed development has been assessed in relation to relevant development plan policies and the NPPF, and it is requested that planning permission be granted in this case.

We trust that all the information required for you to make a decision regarding this application has been provided, however should you have any queries or require any further information please do not hesitate to contact me at this office.

Yours sincerely

[redacted]

Geraldine Ward BA (Hons) MRTPI
Head of Planning

APPENDIX

Boiler 20-0556D ST23 (Boiler enclosed in a insulated building, reducing noise and retaining heat)
ANTICIPATED NOX EMISSIONS <100 Mg/Nm³@3% O2

Boiler firing rate	100%	75%	50%	25%
Efficiency, Nett, EN12953	94.7%	95.1%	95.3%	95.6%

Dust Extraction DFE – GB DOCAM04642 and SO-22-LD-DB-049
PULSE NOISE LEVEL (this will be enclosed so much reduced and certainly better than current)
LpAeq,s: <75 dB(A) (with soundproofing pack)
(A-weighted equivalent continuous sound pressure)
Measurement according 2006/42/EC at 1 metre distance and 1.6 metres above base level, with
6 bar compressed air pressure and 12 second pulse interval, in semi-free field conditions.