

Full Address:

CJR Propulsion Limited
 70-72 Quayside Road
 Bitterne Manor
 Southampton
 SO18 1AD

Local Context:

The following has been taken from the Southampton City Council Pre Application advice reference 22/00270/PREAP2. Please do refer to this pre-application advice for full details. The application site currently comprises a factory operated by CJR Propulsion, a marine engineering company specialising in the manufacture of propellers and sterngear. The site includes a large factory building with off-street parking to the front and delivery and servicing access along the eastern side boundary, leading to an ancillary storage yard to the rear of the building with various shipping containers and temporary buildings around the rear boundary and ad-hoc external storage within the yard. There is an extensive planning history for this site, so only the more recent and relevant applications have been included below.

Case Ref	Proposal	Decision	Date
02/00382/FUL	Proposed extension and canopy to south elevation	Conditionally Approved	28.05.2002
971224/E	Demolition of existing buildings and erection Of new foundry and workshop	Conditionally Approved	01.04.1998
880065/ET	Retention of portable building for light engineering (renewal of E21/1638)	Application Refused	31.08.1988
E25/1663	Erection of a temporary store building. (Temporary consent until 30/06/90)	Temporary consent granted	04.06.1985
E21/1638	Portable building for light engineering use (Temporary consent until 30/11/86)	Temporary consent granted	29.11.1983

Proposal Summary:

CJR Propulsion Limited (02526127) propose to install a new storage hangar (for storage use only) in the rear yard of the Southampton factory located on 70-72 Quayside Road, Bitterne, Southampton, SO18 1AD. Please refer to CJR drawings 'CJR Existing Site Location Plan (Zoomed in/out) for further details. The existing site is located in Bitterne Manor, just north of the Quayside Marina. Since 1998, the rear yard contains shipping storage containers. It's proposed to replace these shipping containers with an 18m (w) x 10.5m (d) x 6.0m (h) storage hangar. The hangar is proposed to be a steel superstructure with fire rated steel cladding, full drawings have been included with the full planning application alongside concept examples of what the hangar will look like. Omega Steel Buildings have produced a full pack of to-scale drawings which have been included in this planning application. Pre-App Ref – 22/00270/PREAP.

Please refer to CJR document reference 'Application Supporting Notes' for a full summary of the proposals.

Air Quality Statement:

The proposed hangar will replace the existing shipping containers onsite, used solely for storage. As such, there will be no impact on the following:

- Annual average daily travel (AADT) will remain exactly as per existing.
- There is not existing parking arrangements in the rear yard. Parking arrangements will remain exactly as per existing.
- Employee count will remain exactly as per existing.
- The proposed hangar will not be heated, remaining exactly as per existing.
- The proposed hangar will have a similar lighting situation to the existing, however the new lighting will be more efficient LED lighting where the existing is currently halogen bulbs.
- The proposal does not lie in an Air Quality Management Area.
- The proposal does not lie in a smoke control area.
- The proposal is not based on a busy road.