

CADXTRA



External Fridge Installation -
Alliance Healthcare Hinckley
Prepared for: Jon Paul - Alliance
Healthcare
By: Ben Burman
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CADXTRA LTD

Registered Address: 11 High St, Ruddington, Nottingham, NG11 6DT

Company Registration No. 5058464

VAT No. 847 2453 13

Revision	Description	Date
Initial Issue	Submitted with Planning Application	August 2023

Planning Statement

Proposed External Fridge At Hinckley Service Centre, Dodwells Road, Hinckley, Leicestershire, LE10 3BZ

For Alliance Healthcare

Overview

This Planning Statement is submitted to accompany a Full Planning Application on behalf of Alliance Healthcare.

The Alliance Healthcare Service Centre is sited in an established industrial location with similar industrial units on all sides. The site is located on the Dodwells Bridge Industrial Estate.

The land is currently permitted for B1, B2 and B8 use and is to be retained as such.

Alliance Healthcare's origins are deeply rooted in community healthcare: the company was founded under the UniChem brand over 70 years ago by a group of London pharmacists, to serve independent pharmacy.

Today Alliance Healthcare continues to maintain this strong service-based culture and is dedicated to working in partnership with pharmacists and manufacturers to improve healthcare in our communities. They now supply medicines and other healthcare products to all pharmacies, hospitals, and health centres from their network of distribution centres throughout the UK. One third of all products distributed from the Hinckley Distribution Centre are for the NHS

Alliance Healthcare Hinckley Service Centre is sited in an established industrial location on the corner of Dodwells Rd and Venture Court and comprises a large warehouse approximately 85m x 65m. There is car parking to the west and north of the warehouse. Goods receiving is to the south with goods dispatch to the east. There is a vehicle access to Dodwells Rd for dispatch vehicles to enter and exit site and for cars to enter and exit site.

The Hinckley depot distributes to healthcare products to the east coast of England. From this Hinckley depot more than 250,000 items are distributed each week.

Proposed Development

The existing site comprises a warehouse building with offices, facilities, and a yard area.

There are currently approximately **430** staff working across shifts, the majority during the daytime. As such the site represents a significant local employer. The maximum number of staff on site at any one time is currently approximately 200.

Alliance Healthcare distribute a vast range of healthcare-based products from their Hinckley depot, many of which are licensed. To meet licensing requirements, the environment in which they are held must be environmentally controlled. The full warehouse is currently temperature controlled. Many products require storing at refrigerated temperatures. There is currently a walk-in fridge within the warehouse to accommodate these products. The fridge covers 115m² and is 3m high providing a volume of 345m³. Due to increased demand and the increase in products that require refrigerated storage the current fridge does not have the capacity to meet current or anticipated future demand. As a result, it is proposed to install an external refrigeration unit sited on a concrete slab adjacent to the existing yard as indicated on the provided drawings. The proposed fridge will increase refrigerated capacity by a further 170m³.

Justification

The current facility stores and distributes licensed healthcare products so needs to meet **MHRA** compliance requirements for the handling and distribution of licensed goods and medical supplies. The current and anticipated increase in demand for refrigerated products determines that increased refrigerated capacity is **essential** if the site is to remain viable.

If the site is not developed to provide the required capacity the business will either be lost or will have to be outsourced to a third-party operator, possibly outside the Hinckley area.

Yours faithfully

Ben Burman

CadXtra Ltd

