

Our Ref: 784-B029794

Your Ref: PP-09887683

FAO: Robert Griffin

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

03 June 2021

Dear Robert,

**APPLICATION TO EXTEND DELIVERY HOURS ON PERMISSION REF: 128850/JO/2020
LAND BOUND BY OLD MILL STREET AND GREAT ANCOATS STREET (ISLINGTON WHARF PHASE 4),
MANCHESTER, M4 6EE**

On behalf of our client, Sainsbury's Supermarkets Limited, I have been instructed to submit an application under Section 73 of the Town and Country Planning Act 1990 to amend the delivery times (Condition 19) on the above permission. Sainsbury's intend to occupy the ground floor unit with a Sainsbury's Local convenience store. The application is submitted along with the following supporting documents:

- Proposed Site Plans / Site Location Plan (dwg ref: SK-A-9100-v3).

Planning permission was granted at the site on 5th August 2020 (under permission reference: 126669/FO/2020) for the following development description:

"Erection of a Part 16 / Part 11 storey building to form 106 no. apartments (C3 Use Class) together with ground floor commercial uses (Use Class A1, A2 A3 and/or B1), with associated ancillary parking space, surface car parking, landscaping and associated works"

Condition 2 (Approved drawings) of the decision notice was subsequently amended via a Section 73 application under permission 128850/JO/2020, which was approved by the Council on 15th April 2021.

Site Location and Context

The site is located on the corner of Old Mill Street and Great Ancoats Street, in the Ancoats area of Manchester. Great Ancoats street is a dual carriageway which traditionally formed part of Manchester City Centre's boundary – this boundary has since expanded northwards to incorporate the whole Ancoats neighbourhood.

The store is located on the ground floor of a large apartment scheme, known as Islington Wharf Phase 4. This is part of the comprehensive regeneration of this canalside location, where a mixed-use development has delivered new homes, commercial floorspace including retail and restaurants. The immediate area is characterised by a mixture of vibrant city centre uses, including residential buildings (some of which have ground floor retail and commercial uses) and commercial uses. The area has seen significant regeneration in recent years with large residential led schemes with ground floor commercial uses included. Great Ancoats Street has seen significant improvement works recently to the road layout and public realm.

Relevant Planning Policy

The development plan for the area consists of the Manchester Core Strategy and the saved policies of the Unitary Development Plan.

Policy DM1 states that all development should have regards to a series of aspects, including the effects on amenity which includes noise and vibration.

Policy DC26 sets out that the Council will use the development control process to reduce the impact of noise on people living in the plan area and that development which result in unacceptably high levels of noise in residential areas will not be permitted.

Paragraph 170(e) of the NPPF states that planning decisions should contribute and enhance the local environment by preventing development from contributing to, being put at unacceptable risk from or being adversely affected by unacceptable levels of noise pollution. Paragraph 180 seeks to ensure that planning decisions on new development should mitigate and reduce any potential adverse impacts resulting from noise.

Proposals and assessment

The application seeks permission to amend Condition 19 on permission 128850/JO/2020. The condition is currently worded as follows:

“Deliveries, servicing and collections including waste collections shall not take place outside the following hours for the commercial unit only:

- Mondays to Saturday 07.30 to 20:00
- Sundays (and Bank Holidays): No deliveries/waste collections”

We seek permission to amend the condition to allow for deliveries to occur on Sundays and Bank Holidays in line with those on Mondays to Saturdays and to read as follows:

“Deliveries, servicing and collections including waste collections shall not take place outside the following hours for the commercial unit only

- Mondays to Saturday 07.30 to 20:00
- Sundays (and Bank Holidays): **10:00 to 16:00**

Deliveries, servicing and collections on Sundays and Bank Holidays shall only take place to/from the front of the commercial unit on Old Mill Street.”

The site is located within the defined city centre area, close to the intersection of two main roads. Ground floor commercial uses are common along Great Ancoats Street and within the wider neighbourhood and it is understood that the Council have granted planning permission to allow for deliveries on Sundays for longer hours than what is proposed at this site – Application ref 117749/JO/2017 sought delivery times of 10.00 to 18:00 on Sundays and Bank Holidays and was approved by the Council on 28th March 2018.

We also note that deliveries on Sundays and Bank Holidays occur at other Sainsbury's stores within the city centre. Whilst this application will be decided on its own merits, the principle of Sunday and Bank Holiday deliveries has been accepted by the Council elsewhere previously.

Whilst the store's opening times are yet to be determined and submitted to the Council (pursuant to condition 18), as with other existing Sainsbury's Local stores in the city centre, it is intended this future store will be open on Sundays and Bank Holidays. There is therefore a need to ensure that the store's stock is replenished sufficiently in line with customer expectations.

Sainsburys expect only one Sainsburys delivery per day for this store and this remains true for Sundays and Bank Holidays. A separate single bread delivery and a separate single delivery of newspapers are also

anticipated by external suppliers. Accordingly, within the six hour window sought by this application, just three vehicle movements and servicing events are expected.

Notwithstanding this lack of intensity, and in order to minimise any impacts to future residents in the vicinity, it is proposed that the deliveries (Sunday and Bank Hols only) will be made to the front of the store facing onto Old Mill Street rather than using the car park at the rear of the store. Old Mill Street and (Great Ancoats Street for that matter) is a busy thoroughfare and it is considered the limited trolleying of goods into the front of the store would not give rise to a noticeable increase in noise. The application is submitted along with a Servicing Plan which sets out the proposed delivery arrangements which are allowed for by Traffic Regulation Orders currently in place. We can also confirm that the following protocol will be put in place:

1. Reversing will not be necessary given the on-street servicing arrangement. However, white noise reversing alarms will be fitted to the vehicle;
2. Driver's radio to be switched off prior to pulling up;
3. No slamming of doors;
4. No shouting and conversation to be kept to a minimum with receiving store staff;
5. Vehicle engine to be turned off for the duration of the servicing event.

Summary

The application seeks permission to allow for delivery hours on Sundays and Bank Holidays. The hours requested in this variation are limited to take place from 10.00am in the morning to 16:00 and no deliveries would not be taking place during quieter times of day either before or after the requested times. Deliveries are proposed to be done via Old Mill Road in order to minimise noise disruption to residents in the nearby area. The submitted drawings and servicing plans demonstrate that this can be achieved. Additional arrangements will be put in place to ensure noise is minimised through measures such as turning off radios, restricting the use of reversing sirens in the delivery vehicles etc.

I trust the information enclosed along with this application is sufficient to allow the Council to determine the Section 73 application. Please do not hesitate to contact me if you have any questions or require any further information.

Yours sincerely



Chris Bradshaw (Mplan, MRTPI)

Senior Planner

Tetra Tech Environment Planning Transport Limited.