HOW Planning LLP

40 Peter Street
Manchester M2 5GP
0161 835 1333
howplanning.com

Your ref: PP-06749549
Our ref: 1396/2018/LS

16 March 2018

Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir/Madam,

PP-06749549 - APPLICATION TO VARY CONDITION 11 OF PLANNING PERMISSION REF. 111680/FO/2016/S2 AT ALDI, 244 ALTRINCHAM ROAD, WYTHENSHAWE, MANCHESTER, M22 9SB

I am writing to you on behalf of my client Aldi Stores Limited, who is seeking to vary Condition 11 of planning permission Ref. 111680/FO/2016/S2 to allow the foodstore at 244 Altrincham Road, Wythenshawe ('the Site') to be serviced within the business's normal operational arrangements. The description of development of the original consent is:

"Erection of a Class A1 foodstore with a retained and modified vehicular access/egress, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping"

Condition 11 states:

"Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 06:00 to 22:00 hrs, Monday to Sundays.

Reason - To safeguard the amenities of the occupiers of nearby buildings pursuant to policy DM1 of the Core Strategy".

The submitted application seeks to vary the condition to allow for unrestricted deliveries to the foodstore. To ensure the deliveries will not have an adverse impact on amenity this application is supported by a Noise Management Plan and Servicing Strategy.

PLANNING APPLICATION

This planning application is supported by:

- Planning Application Form and this Covering Letter;
- Servicing Strategy prepared by Cameron Rose Associates;
- Noise Statement prepared by BWB;
- Site Location Plan; and,
- Site Layout Plan.

Planning and Environmental Advisers

Partners:
Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
Jon Suckley MTCP (Hons) MRTPI
Richard Barton BSc (Hons) MA MRTPI
Neil Lucas MRTPI
Fiona Woodford
Julie Halman

Associates:
Conor Vallelly MTCP MRTPI
Keith Jones BA (Hons) MSc MRTPI
Emma Jones BA (HONS) DipEP MRTPI
Andrew Johnston – MTCP MRTPI MNZPI

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FEE

The planning application fee of **£234** has been paid to the Local Planning Authority by BACS.

PLANNING ASSESSMENT

The condition was applied to the consent in the interests of safeguarding the amenity of neighbouring occupiers. Core Strategy Policy DM1 states that all development should have regard on the effect on amenity, including noise.

The existing Aldi Store is located in an area comprising commercial/industrial premises with residential properties beyond. The foodstore is located to the north of the A560, Altrincham Road and the M56, with the nearest residential properties located to the south, beyond the A-road and the motorway, approximately 80m from the foodstore. As the existing noise environment is dominated by the motorway, A-roads and commercial and industrial premises adjacent to the Site, the removal of the condition is unlikely to have an adverse impact on amenity.

The Noise Management Plan proposes a condition to ensure that deliveries during the night-time period (23:00-07:00) are undertaken to minimise noise impact.

A Servicing Strategy prepared by Cameron Rose Associates has also been prepared to support the application. The Strategy provides detailed commentary on the servicing requirements at the store and includes a swept path analysis to demonstrate the accessibility of the proposed servicing facilities.

SUMMARY

I trust the above information is sufficient for you to validate and determine this planning application. If you have any queries or require any additional information please do not hesitate to ask.

Yours faithfully



Lee Shaw
Planner
Direct Dial: 0161 831 5866
Mobile: 07753 10 90 50
Email: lee.shaw@howplanning.com