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Our ref: LW/LM/ALDM2010

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Planning
Manchester CC
Chief Executive's Department
PO Box 463,
Town Hall Extension
Manchester, M60 3NY

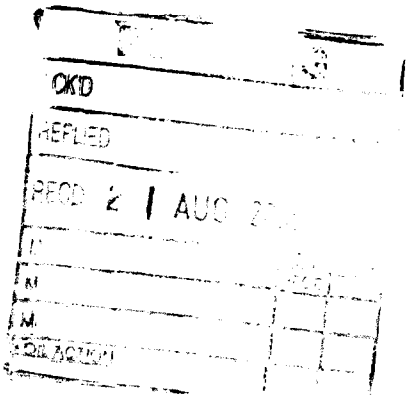
Dear Sir/Madam

ALDI STORE, ASHTON OLD ROAD, OPENSHAW - ERECTION OF EXTENSION & ALTERATIONS TO CAR PARK

I write on behalf of my client, Aldi Stores Ltd and have pleasure in enclosing an application for a store extension and alterations to the car park layout at the above site

The application comprises an electronic copy of the following documents:

- Planning Forms & Certificate B duly signed
- Site Location Plan
- Drawing Ref: 0005-100-001 Existing Site Layout
- Drawing Ref: 0005-100-002 Existing GA
- Drawing Ref: 0005-100-003 Existing Elevations
- Drawing Ref: 0005-100-101B Proposed Site Layout
- Drawing Ref: 0005-100-102B Proposed GA
- Drawing Ref: 0005-100-103B Proposed Elevations
- Design and Access Statement (prepared by The Harris Partnership)



A cheque for the sum of £1,005 made payable to Manchester CC is also enclosed.

The application is for an extension to the store to increase the gross external retail floorspace by 220sq m, increasing the total retail floorspace from 1213 sq m to 1423 sq m. The existing store is modest in size, and will remain modest once extended compared to general supermarkets/superstores. However, the net retail sales area will increase only from 755sq m to 965 sq m.

Aldi is in the process of a national review of stores. The requirement for an extension at the application store is a reflection of the need to modernise the store and achieve a minor expansion in the Company's product range, in particular, to provide increased display space for chilled and frozen goods. This will have a clear beneficial impact in that it will offer qualitative benefits such as improving the quality of the shopping environment for shoppers and providing a greater choice of products.

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The store is located within the District Centre Boundary of Openshaw, and is designated by Policy EM1 (East Manchester General Policy). This policy gives an overview to numerous aspects; including to seek to maintain and improve the District Centre of Openshaw. The site has an established retail use; and the proposed development will enhance customer choice, complementing the existing trading patterns with the centre, thus is wholly in accordance with policy EM1.

Openshaw is a linear centre; no primary frontage is indicated. The site is centrally placed within the centre and, therefore, the provisions of PPS6 are met.

The scale, design and materials specified for the extension are in keeping with that of the existing store.

The store also lies within a sustainable location and is easily accessible by a range of transports modes other than the car. Current parking provision comprises 66 spaces, the proposal involves a reduction to 57 spaces (inc. 4 disabled spaces, 4 parent and child spaces, and 3 staff car parking spaces) but still complies with maximum parking standards as specified in PPG 13.

I trust you have everything you require to validate the application and progress it towards a favourable determination, however if you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely

Lewis Evans
Planner
Enc.

cc. Aldi Stores Ltd
The Harris Partnership