Drivers Jonas Deloitte.

Drivers Jonas Deloitte
1 City Square
Leeds
LS1 2AL
Tel: +44 (0) 113 292 1659
Fax: +44 (0) 113 244 5580
www.djdeloitte.co.uk

Direct: +44 (0) 113 29 21399
jtaylorsmith@djdeloitte.co.uk

Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

19 October 2012
Our Ref: C- 0207503

Dear Sirs,

ASDA Store, 701 Stockport Road, Gorton, Manchester, M12 4QN

Variation of Condition Application

On behalf of our client ASDA Stores Limited (ASDA), please find enclosed an Application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended). ASDA seeks permission for the Variation of Condition 5 associated with Planning Permission 097445/JO/2011/N2 to allow the ASDA Store at 701 Stockport Road, Levenshulme to be open from 08:00 to 23:00 Monday to Saturday and 10:00 to 16:00 on Sundays.

This Application relates solely to the Variation of Condition 5 (attached to Planning Permission Ref: 097445/JO/2011/N2) to allow the Store opening hours to be extended. There are no other alterations proposed as part of this Application submission. The Application Proposal does not provide for any additional retail floorspace.

Planning Permission was granted for the variation of Condition 8 (opening hours Planning Permission Ref: 097445/JO/2011/N2) on 27 September 2011. Conditions are attached to that Planning Permission and in particular Condition 5 states that:

"The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Saturday 08:00 to 20:00

Sundays (including Bank Holidays) 10:00 to 16:00."

As part of ASDA's continual commitment to improve their service, they seek to ensure that their stores can operate efficiently and effectively whilst providing the services and facilities that are requested by its customers. Following a further review of these hours ASDA wish to address customer demand by applying to extend the store trading hours until 23:00 on Mondays to Saturdays. This Application seeks permission to vary Condition 5 as follows:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Drivers Jonas Deloitte is a trading name of Deloitte LLP, which is the United Kingdom member firm of Deloitte Touche Tohmatsu Limited ("DTTL"), a UK private company limited by guarantee, whose member firms are legally separate and independent entities. Please see www.deloitte.co.uk/about for a detailed description of the legal structure of DTTL and its member firms. Drivers Jonas Deloitte is regulated by RICS.

Member of Deloitte Touche Tohmatsu Limited

"The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Saturday 08:00 to 23:00

Sundays (including Bank Holidays) 10:00 to 16:00."

It is considered that there will be limited impact on the amenity of residents living close to the Store, that the Proposal is in compliance with Saved Policy H2.2, which seeks to prevent any development which will have an unacceptable impact on residential areas and is also in compliance with Saved Policy DC26.1 of the Manchester Unitary Development Plan (1995) which seeks to preserve residential amenity and reduce impacts of development through the development management process and is also in accordance with emerging Policy DM1 of the Manchester Core Strategy.

The Proposal accords with National Planning Policy Framework Policy Paragraph 123 which states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, and to mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development.

In conclusion, the proposed opening hours would not give rise to any material impact on matters of planning importance.

We enclose the relevant Application documents including the completed Application Forms together with the Location Plan and a copy of the Decision Notice to which the Condition relates (097445/JO/2011/N2). Also enclosed is a cheque for the relevant application fee of £170.

We would be grateful if you could acknowledge receipt of the cheque and notify us of validation of the Application.

We trust that you have all the information you require to determine the Application favourably.

Yours faithfully

Jenny Taylor-Smith
for Deloitte LLP (trading as Drivers Jonas Deloitte)