Deloitte.

Deloitte LLP
1 City Square
Leeds
LS1 2AL
United Kingdom

Tel: +44 (0) 113 292 1818
Fax: +44 (0) 113 244 5580
www.deloitterealestate.co.uk

Direct: +44 (0) 113 292 1122
anperry@deloitte.co.uk

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

25 September 2013

Dear Sirs,

ASDA Store, 214 Hollyhedge Road, Wythenshawe, Manchester, M22 4QN
Variation of Condition in relation to Delivery Hours

Please find enclosed an Application submitted on behalf of our client ASDA Stores Limited (ASDA), under Section 73A of the Town and Country Planning Act 1990 (as amended).

Outline Planning Permission (Ref: 41628) was granted on 1 June 1992 for the erection of a single storey retail unit. Planning Permission for reserved matters application (Ref: 042603/MO/SOUTH/92) was granted on 12 November 1992.

Both Condition 2 of Reserved Matters Planning Permission Ref: 042603/MO/SOUTH/92, and Condition 4 of Outline Planning Permission Ref: 41628 state that:

"No deliveries to the premises shall take place between 10.00 pm and 8.00 am or at anytime on Sundays".

This Application seeks permission to vary both Conditions, as follows:

"No deliveries to the premises shall take place between 10.00 pm and 6.00 am Mondays to Saturdays or between 6.00 pm and 8.00 am on Sundays".

As part of ASDA's continual commitment to improve its service, ASDA seeks to ensure that its stores can operate efficiently and effectively whilst providing the services and facilities that are requested by its customers.

ASDA have identified a need to vary the delivery hours in the case of this particular store. In doing so,

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ASDA are mindful of the need to ensure that local amenity is appropriately protected and the proposed delivery hours have been set in that context.

The current delivery restrictions prevent the store being able to provide a sufficient service to customers, as fresh produce is unable to be provided at the times required. This is resulting in a negative impact upon the operation of the ASDA store and its ability to compete with other modern food stores without such restrictions.

Delivery Arrangements

Delivery vehicles currently service the Wythenshawe store from the dedicated access/egress point on Hollyhedge Road.

In seeking the amendment to the current permitted delivery arrangements, ASDA is mindful of the need to ensure that local amenity is appropriately protected and the proposed delivery hours have been set in that context.

In support of the proposed alternative delivery hours, please see the accompanying Delivery Management Plan, which sets out a number of delivery procedures to be put in place and implemented by ASDA colleagues at the Wythenshawe store to mitigate against any potential noise or safety impacts.

ASDA also provides a 'Store Delivery Information Card' for each of their stores. This card outlines access routes and unloading arrangements required for each store and is provided to drivers accessing the site to ensure that they fully comply with any formally agreed delivery arrangements. A Store Delivery Information Card is to be produced for the ASDA Wythenshawe Store which will make explicit to drivers the new delivery arrangements proposed under this application.

Planning Policy

It is considered that there will be limited impact on the amenity of residents living close to the Store given the minimal change in opening hours proposed. It is considered that the Proposal is in compliance with Policy DM1 of the Manchester Core strategy (2012) which aims to protect amenity of residents in terms of noise.

The proposed amendment to delivery hours would have no material impact on the amenity of local residents in that the proposal will not create unacceptable levels of noise and as such can be considered to be in accordance with the policies set out above. The implementation of a Delivery Management Plan, which accompanies this application, is proposed to mitigate any impacts as a result of the extended delivery hours.

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.

The proposals are in line with the overarching theme of sustainability contained within the NPPF, they are consistent with the NPPF theme of building a strong, competitive economy. The proposals will bring economic benefits to Wythenshawe, safeguarding employment at the store and generating further employment to cover the extended delivery hours. In addition, an increase in deliveries to the store will increase consumer choice and result in greater flexibility for the consumer.

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Summary

We enclose the relevant Application documents including the completed Application Forms and Certificates together with the Location Plan and a copy of the Decision Notice (Ref: 042603/MO/SOUTH/9 and 41628) to which Condition 4 relates. Also enclosed is a cheque for the relevant application fee of £195.

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 sincerely

Anneka Perry
For Deloitte LLP

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