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Head of Planning
Manchester City Council
Planning,
PO Box 532,
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Manchester
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25 November 2013

Our Ref: C-0232599

Dear Sirs

ASDA Store, 83 Reddish Lane, Gorton M18 7JH

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).

This Application relates solely to the Variation of Condition 4 (attached to Planning Permission Ref: 100869/JO/2012/N2) to allow the store opening hours to be extended and replaces the application submitted on 8 October 2013 which was withdrawn on 15 November 2013 (ref: 103816/JO/2013/N2). There are no other alterations proposed as part of this Application submission. The Application does not propose for any additional retail floor space at the store.

Planning Permission (Ref: 100869/JO/2012/N2) was previously granted for the variation of Condition 4 (store trading hours) of Planning Approval 092428/FO/2010/N2 on 22 April 2013. ASDA now require a further variation of the store trading hours condition in order to comply with customer needs and store trading requirements. Condition 4 states that:

"The premises shall not be open outside the following hours:

Monday to Saturday: 8.00 am to 10.00 pm;

Sunday and Bank Holidays: 10.00 am to 4.00 pm."

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 their customers. This Application therefore seeks to address customer demand by applying to Manchester City Council to extend the store trading hours. This Application seeks permission to vary

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Condition 4 as follows:

"The premises shall not be open outside the following hours:

Monday 07.00 am to Saturday 11.00 pm;

Sunday and Bank Holidays: 10.00 am to 4.00 pm."

ASDA's Business Strategy is centred on their mission, purpose and values, which guide them as they work to make their business even better. ASDA's strategic framework is structured on their operating model, colleagues, shareholders and the focus for benefiting their customers through the operation of their customer pledges, to provide the customer with a service and facility they require.

ASDA have identified a need to vary the opening hours in the case of this particular store. In doing so, ASDA are mindful of the need to ensure that local amenity is appropriately protected.

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.

It is considered that the Proposal will not materially impact upon the amenity of residents in the surrounding area given it seeks to increase the store trading hours by an additional hour in the morning and hour in the evening, nor will there be any material impact on the local highways network. The proposed variation in opening hours therefore complies with Policy DM1 of the Manchester Core strategy (2012) which aims to protect amenity of residents in terms of noise.

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 to which the Condition relates (100869/JO/2012/N2). We also enclose a Noise Impact Assessment to support this application. As the original application (Ref:103816/JO/2013/N2) was withdrawn, no fee is required for the validation of this application.

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



Alexander McCallion
For Deloitte LLP