

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143195/FO/2025
Date registered valid:	12 June 2025
Proposal:	Retrospective application for replacement refrigeration plant and associated fence enclosure
Address:	Aldi, 580 Altrincham Road, Manchester, M23 9SR
Ward(s):	Brooklands Ward
Applicant:	Aldi Stores Ltd
Agent (if any):	Danny Cremen, Avison Young
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	31 July 2025

Application details

Type of application:	Full Application Consent
Development type:	Minor Other
Date of site visit:	28 July 2025

Standard consultations:

Printed: 19 June 2025 Expired: 10 July 2025

Neighbour notifications

Printed: 19 June 2025 Expired: 10 July 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to the Aldi supermarket located on Altrincham Road within the Baguley District Centre. To the north and west of the site there is residential accommodation, while to the east there are parking facilities associated with the supermarket and beyond that if the access to the retail park. On the opposite side of Wythenshawe Road lies a football ground. The site is shown below:



Listed building:	No
Conservation area:	No
Tree Preservation Order:	No

Description of development

The applicant is applying retrospectively to install replacement refrigeration plant in the northwest corner of the site, along with associated security fencing. The location is shown below:



Consultations & Notification Responses

Local Residents – Objections to the proposal have been received from two households, the comments are summarised as follows:

- The refurbishment work was undertaken during the night. This meant that residents were prevented from being able to sleep. Loud machinery noises and banging during the night was heard repeatedly for several weeks. In spite of complaints the work still continued at nighttime for several weeks and this impacted on health.
- Aldi completed this work without having planning approval. The planning process is there for a reason and no-one should be exempt from following the proper planning application process.
- There is no point in objecting to this retrospective application as it is for the Aldi Store behind me and as usual they have their own law, do what they want when they want.

Environmental Health – The Planning Noise Impact Assessment has been assessed it predicts that the replacement plant will operate below the existing plant levels. As such there is no objection to the proposal, subject to conditions being attached requiring the development to be implemented in accordance with the above impact assessment and the works being verified.

Cadent Gas Ltd – No objection to the proposal.

HSE PADHI+ – Do not advise against.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local

planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance: -

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policy DC26, "Development and Noise" – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – The use of this part of the site as an external plant compound has already been established. However, the impact of any replacement machinery on existing residential amenity levels still needs to be assessed.

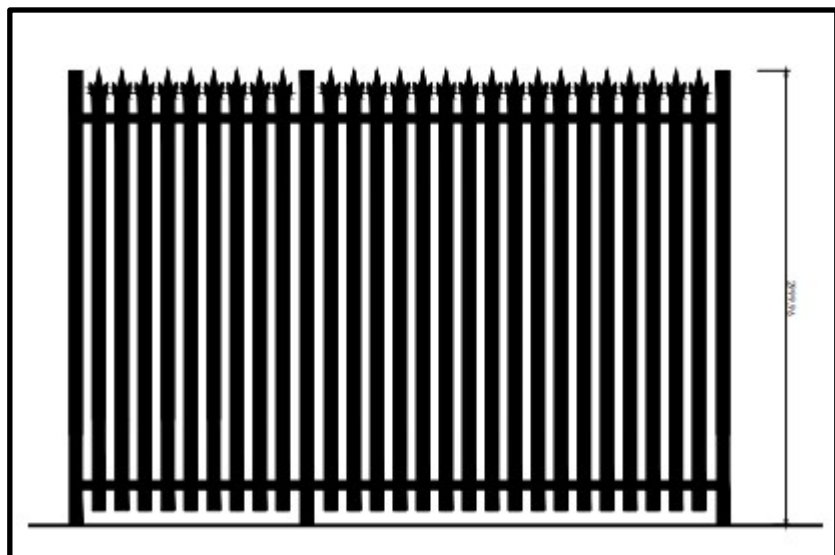
Residential Amenity – Environmental Health have confirmed that the proposed refrigeration plant would operate below the noise levels of the previous machinery installed at the rear of the supermarket. As such they have no raised any objection to the installation of the proposed refrigeration plant.

Notwithstanding this, they have requested that conditions be imposed requiring the development to be implemented in accordance with the findings of the noise impact assessment, as well as one requiring a post-installation verification assessment to be undertaken.

In light of the above, it is not considered that the proposal would have a detrimental impact upon the levels of residential amenity enjoyed within the vicinity of the site.

Visual Amenity – The proposed refrigeration plant is not readily visible from Altrincham Road or from within the retail park.

The proposed enclosure consists of 3 metre high palisade fencing:



While this type of fencing is usually resisted, as it is not readily visible from the highway and is located behind existing palisade fencing, there is no objection to its use in this instance.

Given the above, it is not considered that the development would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the area.

Other Legislative Requirements

Equality Act 2010 – Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out and thereafter maintained in accordance with the following drawings and documents received on 12 June 2025:

- a) Drawing THPM XX 00 DR A 0102 - EXISTING SITE PLAN
- b) Drawing THPM XX XX DR A 0201 - PROPOSED SITE PLAN
- c) Drawing THPM XX XX DR A 0301 - PROPOSED MERCHANDISING
- d) Drawing THPM XX XX DR A 0302 - GA PLAN
- e) Drawing THPM XX XX DR A 0303 - ELEVATIONS
- f) Drawing THPM XX ZZ DR A 0103 - ELEVATIONS
- g) Planning Noise Impact Assessment (Spectrum Acoustic Consultants)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be acoustically treated and thereafter maintained in accordance with the recommendations of the Planning Noise Impact Assessment (Spectrum Acoustic Consultants) received on 12 June 2025.

Reason - In the interests of the residential amenity enjoyed by the occupants of the nearby dwellinghouses, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

4) Within two months of the date of this planning permission, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - In the interests of residential amenity, to minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Cadent Gas Ltd

13 Arden Lodge Road, Manchester, M23 9AF
18A Arden Lodge Road, Manchester, M23 9AE
14A Arden Lodge Road, Manchester, M23 9AE
14 Arden Lodge Road, Manchester, M23 9AE
97 Gateacre Walk, Manchester, M23 9BA
93 Gateacre Walk, Manchester, M23 9BA
11 Arden Lodge Road, Manchester, M23 9AF
34 Arden Lodge Road, Manchester, M23 9AE
55 Arden Lodge Road, Manchester, M23 9AF
45 Arden Lodge Road, Manchester, M23 9AF
39 Arden Lodge Road, Manchester, M23 9AF
33 Arden Lodge Road, Manchester, M23 9AF
23 Arden Lodge Road, Manchester, M23 9AF
16A Arden Lodge Road, Manchester, M23 9AE
16 Arden Lodge Road, Manchester, M23 9AE
17 Arden Lodge Road, Manchester, M23 9AF
29 Arden Lodge Road, Manchester, M23 9AF
18 Arden Lodge Road, Manchester, M23 9AE
44 Arden Lodge Road, Manchester, M23 9AE
2 Fern Bank Drive, Manchester, M23 9AJ
14 Fern Bank Drive, Manchester, M23 9AJ
9 Arden Lodge Road, Manchester, M23 9AF
53 Arden Lodge Road, Manchester, M23 9AF
51 Arden Lodge Road, Manchester, M23 9AF
49 Arden Lodge Road, Manchester, M23 9AF

47 Arden Lodge Road, Manchester, M23 9AF
43 Arden Lodge Road, Manchester, M23 9AF
41 Arden Lodge Road, Manchester, M23 9AF
37 Arden Lodge Road, Manchester, M23 9AF
35 Arden Lodge Road, Manchester, M23 9AF
31 Arden Lodge Road, Manchester, M23 9AF
27 Arden Lodge Road, Manchester, M23 9AF
25 Arden Lodge Road, Manchester, M23 9AF
21 Arden Lodge Road, Manchester, M23 9AF
19 Arden Lodge Road, Manchester, M23 9AF
15 Arden Lodge Road, Manchester, M23 9AF
68 Gateacre Walk, Manchester, M23 9BA
66 Gateacre Walk, Manchester, M23 9BA
64 Gateacre Walk, Manchester, M23 9BA
101 Gateacre Walk, Manchester, M23 9BA
99 Gateacre Walk, Manchester, M23 9BA
95 Gateacre Walk, Manchester, M23 9BA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA