

Your Ref: PP-13681517

10th January 2025

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Dear Sir/ Madam,

Full Planning Application for re-location of existing mechanical plant at Aldi, 674, Wilmslow Road, Didsbury, Manchester, M20 2DN

Enclosed is an application for full planning permission on behalf of Aldi Stores Limited ("the Applicant") for the re-location of the existing mechanical plant at the Aldi foodstore at Wilmslow Road, Didsbury, Manchester, M20 2DN ("the Site"). The description of development for the application is as follows:

"Re-location of existing mechanical plant"

Alongside this covering letter and the requisite application forms, this application comprises the following documentation and technical report:

- Site Location Plan (ref: 19999-THP-00-XX-DR-A-1001-P01)
- Existing Layout Plan (ref: 19999-THP-00-XX-DR-A-1002-P01)
- Proposed Layout Plan (ref: 19999-THP-XX-00-DR-A-1003-P01)
- Existing Elevations (ref: 19999-THP-XX-EL-DR-A-1004-P01)
- Proposed Elevations (ref: 19999-THP-XX-EL-DR-A-1005-P01)
- Proposed Plant Layout (ref: 24-BOL-56-06)
- Spectrum Plant Noise Impact Report (ref: RK3743)

The application fee of £648 has been paid via BACS to the Planning Portal under application reference PP-13681517.

The Site

The application boundary extends to 42 square metres. The wider site boundary extends to 0.47 hectares and is irregular in shape. The original planning application for the existing foodstore (ref. 045245/FO/SOUTH1/94) was approved on the 15th July 1994 and subsequently constructed shortly afterwards. The site is located on Wilmslow Road in Didsbury, which provides vehicular and pedestrian access to the site. In 2012, an application was approved to extend the foodstore (ref. 100253/FO/2012/S2).

The area surrounding the site is a mix of residential and commercial uses. To the north of the site there is a small area of woodland, East Didsbury Metrolink Line, residential dwellings and gardens. To the east of the site is Wilmslow Road, a Slug and Lettuce restaurant and more residential dwellings. To the south and south east of the site is Didsbury District Centre, which has a mix of commercial, retail and residential uses along Wilmslow Road, Barlow Moor Road and School Lane. Further, there are more residential dwellings located to the south and west of the site.

The site is located within the Conservation Area of Blackburn Park. There are a number of listed buildings located in close proximity to the south of the site including: Emmanuel Church and Vicarage (Grade II), Didsbury Public Library (Grade II), No. 694 Wilmslow Road (Grade II), Didsbury War Memorial (Grade II) and Rhodes Memorial Clock Tower (Grade II).

Proposed Works

The existing mechanical plant is currently located on the western boundary of the site, siting to the rear of the foodstore. The proposed works wish to re-locate the existing plant further south of its existing position, to ensure that the plant sits behind the retained timber acoustic fence (3.6 metres in height).

The rationale behind the relocation of the plant is to use the retained timber acoustic fence as a buffer between the relocated mechanical plant and neighbouring residential properties. Therefore, reducing acoustic impacts on residential amenity.

Policy Context

Manchester City Council's Local Development Framework currently comprises of the Core Strategy (adopted 2008) and the Places for Everyone Plan (adopted 2024).

The Aldi foodstore is not allocated for any particular use and is located to the north west of the allocated District Centre of Didsbury.

The following policies are of relevance for an application of this scale:

Policy EN3 'Heritage' states that throughout the city, the Council will encourage development that complements and takes advantage of historic and heritage features. New development must be designed so as to support the Council in preserving or enhancing the historic environment.

Policy DM1 'Development Management' states that all development should have regard to a number of specific issues, including effects on amenity. Effects on amenity includes privacy, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic.

Planning History

There is a limited planning history for the site in the last 15 years. The application of most relevance is ref:117684/FO/2017 which gained approval for the erection of a new plant to the rear of the premises. Following this approval, the mechanical plant was relocated to its current position.

Application Reference	Description	Decision
045245/FO/SOUTH1/94	Erection of a Class A1 food store and two shop units with	Approved July 1994

	flats over with associated parking, landscaping and servicing after demolition of existing buildings	
100253/FO/2012/S2	Erection of an extension to provide additional retail floorspace (152 square metres) and re-alignment of the existing service bay, external alterations (including re-positioning of external plant equipment along rear elevation) and the reorientation of the car parking layout with 6 additional car parking spaces and a further cycle rack following demolition of part of the servicing area of the building (Conservation Area Consent 100254/CC/2012/S2)	Approved Oct 2012
104067/AO/2013/S2	Installation of a 3.9 metre high internally illuminated totem sign	Approved Dec 2013
117684/FO/2017	Erection of new plant to rear of premises	Approved Dec 2017

Technical Considerations

Acoustic Consultants Spectrum were instructed to investigate and advise appropriate actions in relation to noise complaints made by a local resident in connection with mechanical services plant at the rear of the store.

The assessment indicates that there is currently a significant noise impact at the nearest residential properties to the store during the most sensitive night-time period. As the noise impact is significant, therefore the proposals seek to relocate the existing mechanical plant in order to mitigate these impacts.

Planning Assessment

The proposals are modest in nature, and simply comprise of relocating the existing mechanical plant in order to move the plant back to its original position behind the acoustic timber fence. The proposed works are located on the western boundary of the wider site, to the rear of the store. As the plant is located away from the public view, there are no proposed visual impacts of the relocation of this plant. Further, the relocation of this plant will improve residential amenity through decreasing the existing noise associated with the plant through the retained acoustic

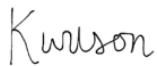
timber fence. Therefore, the proposed development is compliant with Policies EN3 and DM1 of Manchester's Core Strategy.

Conclusion

The proposed works are entirely compliant with Local Plan policy, as outlined within the planning assessment, and will not cause any negative cumulative effects on the neighbouring properties or the surrounding area. The works are necessary and essential to ensure the impacts on residential amenity of the neighbouring properties are minimised.

I look forward to receiving formal validation of this application, and in the meantime do not hesitate to contact me if there any further queries.

Yours sincerely



Kate Wilson
Graduate Planner
+44 07768902670
kate.wilson@avisonyoung.com
For and on behalf of Avison Young (UK) Limited