Consultation list for appeal APP/B4215/W/24/3348940
Appeal at Aldi, 580 Altrincham Road, Manchester, M23 9SR

Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Councillor Sue Cooley, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Glynn Evans, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Dave Marsh, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
10 Arden Lodge Road, Manchester, M23 9AE
10 Churchstoke Walk, Manchester, M23 9AD
10 Fern Bank Drive, Manchester, M23 9AJ
101 Gateacre Walk, Manchester, M23 9BA
11 Arden Lodge Road, Manchester, M23 9AF
12 Arden Lodge Road, Manchester, M23 9AE
12 Churchstoke Walk, Manchester, M23 9AD
12 Fern Bank Drive, Manchester, M23 9AJ
12A Arden Lodge Road, Manchester, M23 9AE
13 Arden Lodge Road, Manchester, M23 9AF
14 Arden Lodge Road, Manchester, M23 9AE
14 Churchstoke Walk, Manchester, M23 9AD
14 Fern Bank Drive, Manchester, M23 9AJ
14A Arden Lodge Road, Manchester, M23 9AE
15 Arden Lodge Road, Manchester, M23 9AF
16 Arden Lodge Road, Manchester, M23 9AE
16 Churchstoke Walk, Manchester, M23 9AD
16 Fern Bank Drive, Manchester, M23 9AJ
16A Arden Lodge Road, Manchester, M23 9AE
17 Arden Lodge Road, Manchester, M23 9AF
18 Arden Lodge Road, Manchester, M23 9AE
18 Churchstoke Walk, Manchester, M23 9AD
18 Fern Bank Drive, Manchester, M23 9AJ
18A Arden Lodge Road, Manchester, M23 9AE
19 Arden Lodge Road, Manchester, M23 9AF
2 Churchstoke Walk, Manchester, M23 9AD
2 Fern Bank Drive, Manchester, M23 9AJ
20 Arden Lodge Road, Manchester, M23 9AE
20 Churchstoke Walk, Manchester, M23 9AD
20 Fern Bank Drive, Manchester, M23 9AJ
21 Arden Lodge Road, Manchester, M23 9AF
22 Arden Lodge Road, Manchester, M23 9AE
22 Fern Bank Drive, Manchester, M23 9AJ
23 Arden Lodge Road, Manchester, M23 9AF
24 Arden Lodge Road, Manchester, M23 9AE
24 Fern Bank Drive, Manchester, M23 9AJ
25 Arden Lodge Road, Manchester, M23 9AF
25 Gateacre Walk, Manchester, M23 9BA
26 Arden Lodge Road, Manchester, M23 9AE

27 Arden Lodge Road, Manchester, M23 9AF
27 Fern Bank Drive, Manchester, M23 9AL
28 Arden Lodge Road, Manchester, M23 9AE
29 Arden Lodge Road, Manchester, M23 9AF
29 Fern Bank Drive, Manchester, M23 9AL
30 Arden Lodge Road, Manchester, M23 9AE
31 Arden Lodge Road, Manchester, M23 9AF
31 Fern Bank Drive, Manchester, M23 9AL
32 Arden Lodge Road, Manchester, M23 9AE
33 Arden Lodge Road, Manchester, M23 9AF
33 Fern Bank Drive, Manchester, M23 9AL
33 Wellington Grove, Cale Green, Stockport, SK2 6SL
33 Wellington Grove, Cale Green, Stockport, SK2 6SL
34 Amberwood Drive, Baguley, Manchester, M23 9NZ
34 Arden Lodge Road, Manchester, M23 9AE
34 Gateacre Walk, Manchester, M23 9BA
34 Gateacre Walk, Manchester, M23 9BA
35 Arden Lodge Road, Manchester, M23 9AF
35 Fern Bank Drive, Manchester, M23 9AL
35 Yattendon Ave, Brooklands, Manchester
36 Arden Lodge Road, Manchester, M23 9AE
36 Gateacre Walk, Manchester, M23 9BA
37 Arden Lodge Road, Manchester, M23 9AF
37 Fern Bank Drive, Manchester, M23 9AL
38 Arden Lodge Road, Manchester, M23 9AE
38 Gateacre Walk, Manchester, M23 9BA
39 Arden Lodge Road, Manchester, M23 9AF
39 Fern Bank Drive, Manchester, M23 9AL
39 Ferndown Road, Manchester, M23 9AW
4 Arden Lodge Road, Manchester, M23 9AE
4 Churchstoke Walk, Manchester, M23 9AD
4 Fern Bank Drive, Manchester, M23 9AJ
40 Arden Lodge Road, Manchester, M23 9AE
40 Gateacre Walk, Manchester, M23 9BA
41 Arden Lodge Road, Manchester, M23 9AF
41 Fern Bank Drive, Manchester, M23 9AL
41 Ferndown Road, Manchester, M23 9AW
42 Arden Lodge Road, Manchester, M23 9AE
42 Claverham Walk, Manchester, M23 9PJ
42 Gateacre Walk, Manchester, M23 9BA
43 Arden Lodge Road, Manchester, M23 9AF
43 Fern Bank Drive, Manchester, M23 9AL
43 Ferndown Road, Manchester, M23 9AW
44 Arden Lodge Road, Manchester, M23 9AE
44 Claverham Walk, Manchester, M23 9PJ
44 Gateacre Walk, Manchester, M23 9BA
45 Arden Lodge Road, Manchester, M23 9AF
45 Fern Bank Drive, Manchester, M23 9AL
45 Ferndown Road, Manchester, M23 9AW
46 Claverham Walk, Manchester, M23 9PJ
46 Gateacre Walk, Manchester, M23 9BA

47 Arden Lodge Road, Manchester, M23 9AF
47 Fern Bank Drive, Manchester, M23 9AL
47 Ferndown Road, Manchester, M23 9AW
48 Claverham Walk, Manchester, M23 9PJ
48 Gateacre Walk, Manchester, M23 9BA
49 Arden Lodge Road, Manchester, M23 9AF
49 Fern Bank Drive, Manchester, M23 9AL
49 Ferndown Road, Manchester, M23 9AW
50 Gateacre Walk, Manchester, M23 9BA
51 Arden Lodge Road, Manchester, M23 9AF
51 Gateacre Walk, Manchester, M23 9BA
52 Gateacre Walk, Manchester, M23 9BA
53 Arden Lodge Road, Manchester, M23 9AF
53 Gateacre Walk, Manchester, M23 9BA
54 Gateacre Walk, Manchester, M23 9BA
55 Arden Lodge Road, Manchester, M23 9AF
55 Gateacre Walk, Manchester, M23 9BA
56 Gateacre Walk, Manchester, M23 9BA
57 Gateacre Walk, Manchester, M23 9BA
58 Gateacre Walk, Manchester, M23 9BA
59 Gateacre Walk, Manchester, M23 9BA
59 Squinter Pip Way, Bowbrook, Shrewsbury, SY5 8PX
6 Arden Lodge Road, Manchester, M23 9AE
6 Churchstoke Walk, Manchester, M23 9AD
6 Fern Bank Drive, Manchester, M23 9AJ
60 Gateacre Walk, Manchester, M23 9BA
61 Gateacre Walk, Manchester, M23 9BA
62 Gateacre Walk, Manchester, M23 9BA
63 Gateacre Walk, Manchester, M23 9BA
64 Gateacre Walk, Manchester, M23 9BA
65 Gateacre Walk, Manchester, M23 9BA
66 Gateacre Walk, Manchester, M23 9BA
67 Gateacre Walk, Manchester, M23 9BA
68 Gateacre Walk, Manchester, M23 9BA
69 Gateacre Walk, Manchester, M23 9BA
71 Gateacre Walk, Manchester, M23 9BA
73 Gateacre Walk, Manchester, M23 9BA
73 Gateacre Walk, Manchester, M23 9BA
75 Gateacre Walk, Manchester, M23 9BA
753 Altrincham Road, Manchester, M23 9BD
755 Altrincham Road, Manchester, M23 9BD
757 Altrincham Road, Manchester, M23 9BD
759 Altrincham Road, Manchester, M23 9BD
761 Altrincham Road, Manchester, M23 9BD
763 Altrincham Road, Manchester, M23 9BD
765 Altrincham Road, Manchester, M23 9BD
767 Altrincham Road, Manchester, M23 9BD
769 Altrincham Road, Manchester, M23 9BD
77 Gateacre Walk, Manchester, M23 9BA
771 Altrincham Road, Manchester, M23 9BD
773 Altrincham Road, Manchester, M23 9BD

775 Altrincham Road, Manchester, M23 9BD
777 Altrincham Road, Manchester, M23 9BD
779 Altrincham Road, Manchester, M23 9BD
781 Altrincham Road, Manchester, M23 9BD
783 Altrincham Road, Manchester, M23 9BD
785 Altrincham Road, Manchester, M23 9BD
787 Altrincham Road, Manchester, M23 9BD
789 Altrincham Road, Manchester, M23 9BD
79 Gateacre Walk, Manchester, M23 9BA
8 Arden Lodge Road, Manchester, M23 9AE
8 Churchstoke Walk, Manchester, M23 9AD
8 Fern Bank Drive, Manchester, M23 9AJ
8 Ivy Avenue, Newton-le-Willows, WA12 8HE
81 Gateacre Walk, Manchester, M23 9BA
83 Gateacre Walk, Manchester, M23 9BA
85 Gateacre Walk, Manchester, M23 9BA
87 Gateacre Walk, Manchester, M23 9BA
89 Gateacre Walk, Manchester, M23 9BA
9 Arden Lodge Road, Manchester, M23 9AF
91 Gateacre Walk, Manchester, M23 9BA
93, Gateacre Walk, Brooklands, M239BA
93 Gateacre Walk, Manchester, M23 9BA
95 Gateacre Walk, Manchester, M23 9BA
97 Gateacre Walk, Manchester, M23 9BA
99 Gateacre Walk, Manchester, M23 9BA
B&M RETAIL LIMITED, Unit 1, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
Brookway Retail Park, Altrincham Road, Manchester, M23 1DN
MATALAN RETAIL LTD, Units 2-3, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
Pets At Home, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
Timpson At Tesco, Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
Vision Express, Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
WICKS PLC, Unit 4, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL

MANCHESTER CITY COUNCIL

Planning

Robert Griffin
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 12 September 2024

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 138866/JO/2023
Planning Inspectorate reference: APP/B4215/W/24/3348940
Appellant's name: Aldi Stores Limited
Development: Variation of condition 5 (Servicing Hours) attached to planning permission reference 110012/FO/2015/S2 to allow amended servicing hours as follows: 1. No more than two deliveries by Heavy Goods Vehicles (HGV) per day between the hours of 07:00 to 09:00 Monday to Saturday and 08:00 to 09:00 Sundays and no more than two deliveries by HGV per day between the hours of 09:01 to 21:00 Monday to Saturday and 09:01 to 18:00 on Sundays. No more than one HGV delivery present at the site at any one time;, 2. No more than 4 refuse collections per week;, 3. No reversing warning sounds, radios or revving of engines within the service yard;, 4. All other servicing, other than by HGV and refuse collection, must be carried out within the curtilage of the store car park. , No loading or unloading, within both the service yard and at the front entrance of the store, shall be carried out on the site outside the hours: Monday to Saturday 07:00 to 21:00, Sunday 08:00 to 18:00
Location: Aldi, 580 Altrincham Road, Manchester, M23 9SR
Appeal start date: 11 September 2024

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

> 1) The proposed extension of the servicing and delivery hours to allow servicing to take place until 21:00hrs Monday to Saturday, would, by reason of the close proximity of the servicing yard to residential properties, lead to an increase in noise nuisance and disturbance for the occupiers of residential properties, from the comings and goings of vehicles and staff late at night, to the detriment of residential amenity, contrary to saved UDP policy DC26 and Core Strategy policies DM1 and SP1.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you must do so online using the Planning Casework Service at https://acp.planninginspectorate.gov.uk/.

Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **16 October 2024**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at https://acp.planninginspectorate.gov.uk and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Robert Griffin using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing