

Technical Note No. 3

Project: **Victoria Avenue East, Moston**

Title: **Servicing Management Plan - Condition 27**

Date: 16th February 2023

1.0 Introduction

1.1 This plan has been prepared by Cameron Rose Associates on behalf of Aldi Stores Ltd to fulfil a condition of the planning consent for the proposed redevelopment of the former bar/ restaurant, fronting the A6104 Victoria Avenue East, to an Aldi food store.

1.2 The food store is single storey with a Gross External Area of 1,850 sqm. The development provides 111 car parking spaces including five disabled, nine parent and child, four electric vehicle charging spaces and stands to accommodate 10 bicycles. The management plan will ensure that deliveries and the storage, transfer, and collection of waste to the site are conducted in a considerate and responsible manner.

1.3 This technical note has been written to discharge Condition 27 of the planning application, which states:

'Notwithstanding details submitted, prior to the first occupation of the retail unit hereby approved, a Servicing Strategy shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The strategy shall include details of the number and frequency of deliveries/collections, vehicle sizes, delivery times, noise management, access and safety arrangements. The agreed Strategy shall be implemented as part of the development and remain in use so long as the approved uses are operational.'

1.4 The plan will cover the following aspects of the delivery process:

- The scheduling;
- The responsibilities of the operators on the site; and
- The driver's responsibilities.

2.0 DEVELOPMENT – ALDI FOODSTORE, VICTORIA AVENUE EAST, MOSTON

- 2.1 The food store is single storey unit with a Gross External Area of 1,850 sqm. The development provides 111 car parking spaces including five disabled, nine parent and child, four electric vehicle charging spaces and stands to accommodate 10 bicycles.
- 2.2 Access to the site is via a ghost island right turn priority controlled junction, off Victoria Avenue East
- 2.3 Servicing of the site would take place via the customer access off Victoria Avenue East. Service vehicles will proceed along the access road on the eastern and northern boundaries of the site, to access the service dock. No service vehicles will enter the customer car park.
- 2.4 The site layout is included in **Appendix A**. Drawing 562-01/ATR-01 enclosed in **Appendix B** illustrates the swept path of a 16.5 metre refrigerated articulated vehicle accessing and egressing the Aldi Store.

3.0 Scheduling

- 3.1 In accordance with Condition 7 of the planning consent, deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:
- 07.00 to 22.00 hrs Monday to Saturday.
 - 09.00 to 17.00 Sundays and Bank Holidays.
- 3.2 Any waste arising from the site e.g., in relation to the Aldi evening restock will be stored within the warehouse areas for removal the following morning.
- 3.3 The operation of the Aldi foodstore results in differing volumes of deliveries to a store each day of the week depending on store trading patterns. On average four HGV deliveries will be made to the Aldi Store per day. An example of the delivery schedule could be as follows:

- One Aldi service vehicle in the morning from 7am to deliver long life chilled, ambient and comparison goods – 16.5 metre Articulated vehicle;
- One Aldi service vehicle in the morning from 7am, likely to deliver milk via a tail lift or a dock connection – 16.5 metre Articulated vehicle;
- One Aldi service vehicle towards the end of the day to deliver short life chilled – 16.5 metre Articulated vehicle;
- One Refuse Collection Vehicle per week; and
- One animal waste collection vehicle per week – maximum vehicle size to be 12 metre rigid but is usually a small transit van.

4.0 Aldi's Responsibilities

4.1 To ensure that servicing of the store is operated in the most considerate fashion there are certain operations which will be adopted by the site to ensure that Aldi are good neighbours. These include:

- Unloading dock is fitted with a curtain dock shelter which ensures there is a barrier between the store and the service area, and this will mitigate against noise transmission to the surrounding environs.
- All overnight activity (such as replenishing stock) will be contained within the store and will not be audible to neighbours.
- Any waste generated, to be discarded as refuse or recycling, shall be kept within the curtilage of the premises, and shall only be placed outside the premises on the appropriate refuse collection day.

5.0 Driver Responsibilities

5.1 All service vehicles will enter the site in a forward gear. Delivery practices for Aldi are identical at each store. Goods delivery is a one-man function carried out by the driver. The vehicle will enter the service area in a forward gear and undertake a turn manoeuvre, allowing the service vehicle to reverse onto the service dock.

- 5.2 When servicing the Aldi Foodstore, the driver gains access to the building by means of a 'driver's door' located next to the loading bay. The driver opens the roller shutter door from within the building and unloads the foods directly into the storage area. The driver is then responsible for locking the shutter and the side door before leaving. Contact with the store manager is only required where site-specific special arrangements dictate – which in the case of the Moston Store are not considered to exist.
- 5.3 Delivery drivers will be issued with an instruction pack with details of necessary actions to be undertaken. This will include the restrictions on entering and exiting the site and turning off the refrigeration unit before approaching the store. The final approach to the store will be made with a minimal amount of noise as will the exit from the store.
- 5.4 While vehicles are stationary within the site, their engines and radios will be switched off. After dark, headlights will be switched off.
- 5.5 When manoeuvring within the site, drivers will engage gears quietly, keep engine revs to the minimum, apply their brakes gently and close the driver's door quietly. Cab radios will be switched off while the vehicle is stationary in the service area. External alarms or speakers will not be permitted within the service area.

6.0 Review Procedure

- 6.1 In the case of any complaints received from local residents or any contraventions of the service and waste management plan noted, Aldi will investigate and undertake remedial action immediately. Details of any complaints, including name and address of the complainant, reason for complaint, time of complaint and action taken will be maintained and made available to the local authority upon request.
- 6.2 The store manager will be notified of all complaints received and any contraventions of the Service Management Plan noted.
- 6.3 The Service Management Plan will be reviewed periodically, considering any issues which have arisen, to ensure that additional measures required are implemented.

- 6.4 Details of complaints received by Manchester City Council will be recorded and details passed to the Store Manager for investigation and where necessary, to undertake any remedial action.

7.0 Aldi Site Specific Operational

Vehicle Camera System

- 7.1 Aldi Stores have installed a vehicle camera system for all of Aldi's service vehicles.
- 7.2 This camera system provides four cameras on the vehicle unit, three on the trailer and one on the tractor unit. The three trailer cameras are split one on each side and one rearward facing. The tractor unit mounted camera faces forwards.
- 7.3 The driver can select which view they require to be displayed, however on engaging the reverse gear the camera system automatically defaults to the rear camera.
- 7.4 The camera system is supported by an on-board recording system, which loops every 30 minutes. However the driver can override the overwriting process, should they wish to retain a certain 30 minute period during their journey.

8.0 Aldi Waste Management

- 8.1 General waste, including customer waste bins and cigarette disposal units are stored in an external lockable compound and will be collected a minimum of one time and a maximum of two times per week by an external company. Aldi currently use DS Smith, but this may vary over time.
- 8.2 In addition to these waste disposal units Aldi also return specific waste types to the Regional Distribution Centre in Bolton in the following manner:
- Meat is frozen at the store in a sealed package and transported on a pallet via a specialist collection vehicle to prevent cross contamination.
 - Eggs are placed in a sealed package and transported on a pallet via a specialist collection vehicle to prevent cross contamination.

- Batteries are collected in a specific bin in store and collected approximately once a month by the transport division and returned to the Regional Distribution Centre for recycling.
- All cardboard is compacted in the bailer and returned on a pallet to the Regional Distribution Centre, collected at the time Aldi make the usual daily delivery.
- Finally, any milk that requires disposal is frozen and returned to the dairy, collected at the same time that the dairy make their daily delivery to the store.

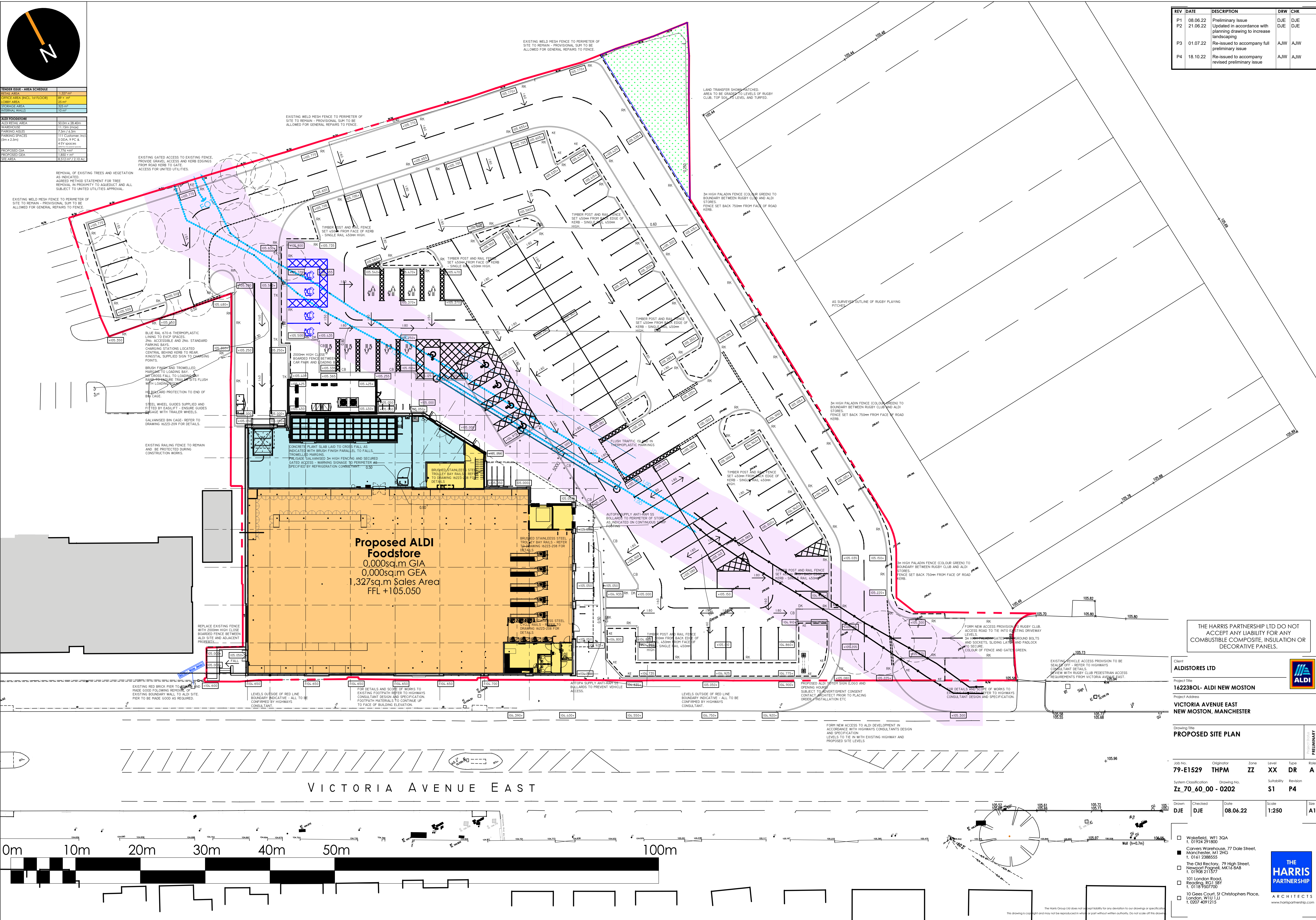


APPENDICES



APPENDIX A

SITE LAYOUT PLAN



TENDER ISSUE - AREA SCHEDULE	
REIN. AREA	1,327.07
OFFICE AREA (INCL. 1ST FLOOR)	89.4
LOBBY AREA	22.0
REINFORCEMENT AREA	10.0
EXTERNAL WALLS	10.0
ALDI FOODSTORE	
ALDI REIN. AREA	92.00m x 38.40m
WAREHOUSE	11,150m (gross)
PARKING SPACES	7.5m / 6.5m
PARKING SPACES	111 Customer, 100
PARKING SPACES	5 DDA, 9 PC & 4 EV
PROPOSED GEA	1,775.44m
PROPOSED GEA	1,850.44m
GEA AREA	8,517.07 / 7.10 AC

REV	DATE	DESCRIPTION	DRW	CHK
P1	08.06.22	Preliminary Issue	DJE	DJE
P2	21.06.22	Updated in accordance with planning drawing to increase landscaping	DJE	DJE
P3	01.07.22	Re-issued to accompany full preliminary issue	AJW	AJW
P4	18.10.22	Re-issued to accompany revised preliminary issue	AJW	AJW

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Client

ALDI STORES LTD

Project Title

16223BOL - ALDI NEW MOSTON

Project Address

**VICTORIA AVENUE EAST
NEW MOSTON, MANCHESTER**

Drawing Title
PROPOSED SITE PLAN

Job No.	Originator	Zone	Level	Type	Role
79-E1529	THPM	ZZ	XX	DR	A
System Classification	Drawing No.	Subsidiary	Revision		
Zz_70_60_00	-0202	S1	P4		

Drawn	Checked	Date	Scale	Size
DJE	DJE	08.06.22	1:250	A1

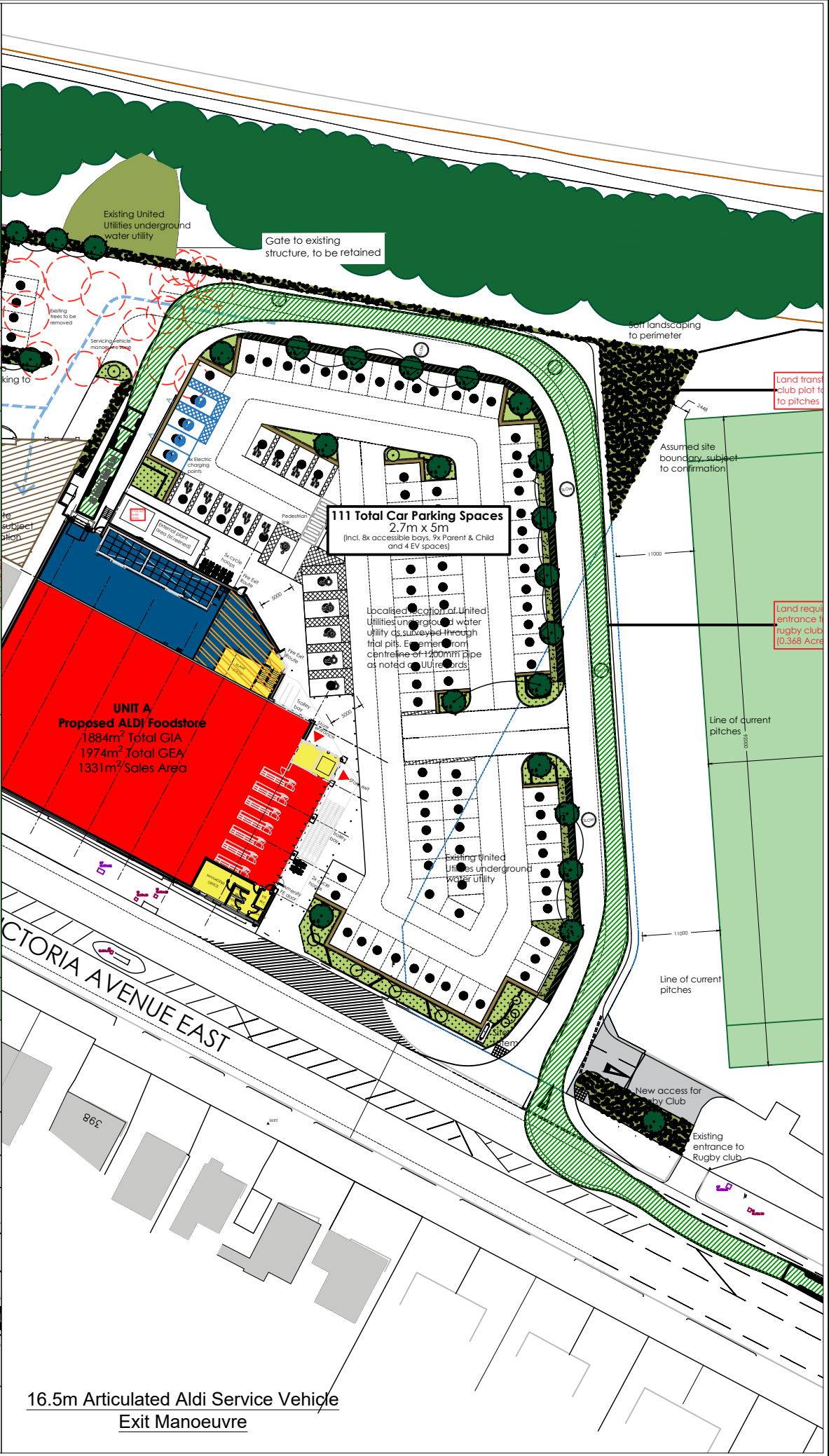
- ☐ Wakefield, WF1 3QA
t. 01924 291800
- ☒ Carvers Warehouse, 77 Dale Street,
Manchester, M1 2HG
t. 0161 2386555
- ☐ The Old Rectory, 79 High Street,
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APPENDIX B

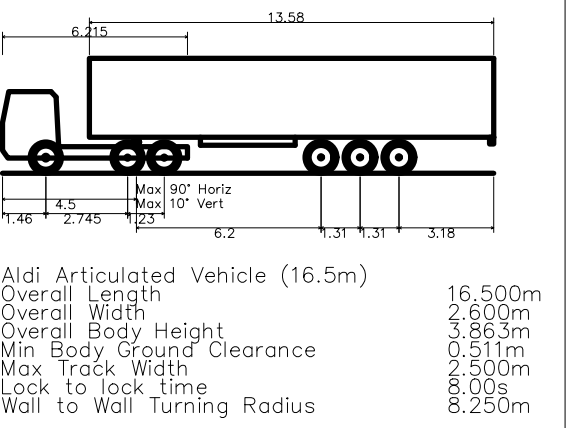
SWEPT PATH AUTOTRACK ANALYSIS



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Follow any figured dimensions - do not scale. IF IN DOUBT ASK.

This drawing has been prepared for feasibility purposes and does not represent a construction plan. All design aspects to be confirmed at the appropriate detailed design stage.



Revision History		Date
A	Revised Site Layout	12/09/22
B	desc	date b
C	desc	date c
D	desc	date d
E	desc	date e
F	desc	date f
G	desc	date g
H	desc	date h
I	desc	date i
J	desc	date j

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client: Aldi Stores Limited

project: Victorian Avenue East Moston

drawing title: Site Access Design
Track Plot Analysis
16.5m Articulated Vehicle

scale(s): 1/750date: 10/11/21drawn by: checked: IM

drawing number: 562-01/ATR-01status: Information

xrefs: rev: A

DATE PRINTED: