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Our Ref: 04C001868

Your Ref: PP-12359369

4 August 2023

Steven McCoombe
Manchester City Council
P O Box 532,
Manchester,
M60 2LA

Submitted via the Planning Portal (Ref: PP-12359369)

Dear Steven,

Aldi Foodstore, The Imperial Lounge Victoria Avenue East Manchester M9 7HW – Discharge of Conditions 5, 8, 12 & 24a

On behalf of our client, Aldi Stores Ltd ('Aldi') please find enclosed an application for approval of details reserved by conditions 5, 8, 12 and 24(a) of planning application ref. **133148/FO/2022** at The Imperial Lounge, Victoria Avenue East, Manchester, M9 7HW.

The condition discharge application has been submitted online via the Planning Portal and a payment of £180 has been made on submission of the application (PP-12359369). This letter sets out the information submitted and the condition wording to which they relate.

Condition 5

Condition 5 reads:

5) (a) Prior to the commencement of above ground works, details of a local labour agreement in order to demonstrate commitment to recruit local labour for operational element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved document shall be implemented as part of the occupation of the development. Within six months of the first occupation of the development, details of the results of the scheme shall be submitted for consideration.

Reason - To ensure the applicant has demonstrated a commitment to recruiting local labour, pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy.

This submission is accompanied by a Local Labour and Skills Statement, prepared on behalf of Aldi Stores Ltd. This document outlines the applicant's approach to local recruitment and investment in training in the north west. The process for fulfilling open positions in forthcoming stores is outlined in the document and it is deemed that the content of the accompanying Local Labour and Skills Statement satisfies the requirements of this condition in full.

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Condition 8

Condition 8 reads:

"8) Prior to the retail unit hereby approved becoming operational, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The NMP shall include an assessment of noise from all activities associated within the loading bay and service yard. Where applicable, the noise assessment should take account of multiple noise sources operating simultaneously and report the cumulative impact. The noise impact of the development should be controlled to the criteria set out in the City Council's Planning and Noise Technical Guidance.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester."

This application is accompanied by a Noise Impact Assessment, prepared by NSL ltd. which assesses the impact of the use of the service yard at the site. The report concludes in outlining *"The assessment has concluded that deliveries and collections would be significantly below the level at which a 'low impact' would be expected, when assessed using the method in BS 4142:2014+A1:2019 and would also comply with Manchester City Council's requested criterion."* Therefore, it is deemed that the accompanying report discharges condition 8 in full.

Condition 12

Condition 12 reads:

"12) The development hereby approved shall only be implemented in broad accordance with the physical security specifications and resolution of layout issues outlined within sections 3.3 of the submitted Crime Impact Statement (Ref:2021/0574/CIS/01 – version A) dated 24 December 2021, received by the City Council as Local Planning Authority on 8 March 2022. The specific measures shall be agreed in writing with the Local Planning Authority prior to the commencement of above ground works and implemented prior to the retail unit being first brought into use.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework."

This application is accompanied by an extract of the approved Crime Impact Statement (Section 3) which has been annotated on behalf of the applicant to outline how the scheme will be implemented in board accordance with the approved Crime Impact Statement and its recommendations.

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Condition 24a

Condition 24 reads:

24) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

This discharge of conditions application seeks to discharge part (a) of condition 24 through the accompanying Plant Noise Impact Assessment, prepared by NSL. The report concludes that *"Plant noise levels have been predicted at the nearest residential windows. The assessment shows that the rating level due to plant will be at least 15 dBA below the representative background sound levels and therefore comply with the requirements of Condition 24 a)."* therefore, it is deemed that the condition can be discharged.

Summary

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,

Danny Cremen
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For and on behalf of Avison Young (UK) Limited