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Our Ref: 04C400738
Your Ref: PP-15072113

9th July 2026

Manchester City Council
Planning Department
PO Box 532
Manchester
M60 2LA

Dear Sir/Madam,

FULL PLANNING APPLICATION FOR THE INSTALLATION OF REPLACEMENT ROOFTOP MECHANICAL PLANT AT ALDI FOODSTORE, MANCHESTER ARNDALE, MANCHESTER, M1 1WR

I am writing on behalf of our client, Aldi Stores Limited ('The Applicant'), who is seeking full planning permission for the installation of replacement rooftop mechanical plant at Aldi Foodstore, Manchester Arndale, Manchester, M1 1WR.

Background

The store is located in Manchester Arndale Shopping Centre, in Manchester City Centre. The existing plant area is located centrally on the rooftop of the store, primarily consisting of multiple condenser units along with associated service penetrations already in place. Existing plant is also located internally on the first floor in the warehouse.

The wider site consists of the existing foodstore as part of the Manchester Arndale Shopping Centre. The store is located within Manchester City Centre Primary Shopping Area and is surrounded by other retail units to the north, east, south and west. The existing Aldi foodstore has successfully operated in this location for a number of years.

Supporting Information

The following supporting plans and documents have been submitted in support of this application:

- This Covering Letter;
- Application forms, duly signed and completed;
- Site Location Plan (ref: 79-E0647-THPM-XX-XX-DR-A-0309-C01);
- Existing GA Plan (ref: 79-E0647-THPM-XX-00-DR-A-0100-C01);
- Existing First Floor GA (ref: 79-E0647-THPM-XX-01-DR-A-0105-C02);
- Existing Roof Plan (ref: 79-E0647-THPM-XX-00-DR-A-0104-C01);
- Existing Merchandising Plan (ref: 79-E0647-THPM-XX-00-DR-A-0101-C01);

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- Proposed GA Plan (ref: 79-E0647-THPM-XX-00-DR-A-0302-C01);
- Proposed First Floor GA (ref: 79-E0647-THPM-XX-01-DR-A-0305-C02);
- Proposed Roof Plan (ref: 79-E0647-THPM-XX-00-DR-A-0304-C01);
- Proposed Merchandising Plan (ref: 79-E0647-THPM-XX-00-DR-A-0301-C03);
- Proposed Cash Office (ref: 79-E0647-THPM-XX-ZZ-DR-A-0300-C01);
- Proposed Cash Office Elevations (ref: 79-E0647-THPM-XX-ZZ-DR-A-0308-C01);
- Existing and Proposed Plant Layout (79-E0647-WAVE-XX-00-M2-N-En_60_60_00-001-A5-P05); and
- Noise Impact Assessment (ref: 94196/NIA).

Proposals

The development is being proposed as part of a wider upgrade of refrigeration plant for Aldi Stores. The specifications of the proposed plant are fully outlined in the accompanying plans (Proposed Roof Plan ref: 79-E0647-THPM-XX-00-DR-A-0304-C01 and Proposed Plant Layout ref: 79-E0647-WAVE-XX-00-M2-N-En_60_60_00-001-A5-P05).

The application comprises the installation of replacement rooftop mechanical plant, which will remain within a similar footprint to the existing plant, along with the installation of new plant internally within the building on the first floor (warehouse), which only involves a 600x600mm duct penetration to the external wall. Internal works include an extension to the manager's/ cash office, but these works are internal only and do not require any alterations to the external elevations of the building. As such, under Section 55(2) of the Town and Country Planning Act 1990, these internal works do not require planning permission.

Due to the continuing change in market demands, and with sustainability at the forefront of future operational matters and legislation to match this, upgraded refrigeration plant is now required to future-proof the foodstore. The proposal includes the removal of the existing HFC equipment and the upgrading of the refrigeration plant at the store. This investment will allow the applicant to be fully compliant with national emissions legislation that is going to be introduced from 2030. The replacement of the plant is part of a national project which the applicant, Aldi, are undertaking to ensure that all of their mechanical plant meets their own corporate sustainability objectives and targets.

Planning Policy

The proposal is being brought forward in order to provide an upgrade to existing refrigeration plant at a foodstore which has now been operating for over 20 years. The upgrade looks to align emerging sustainability legislation and current national and local planning policy with the foodstore's current operation. The section below outlies the main policy provisions relevant to the proposal.

National Planning Policy Framework (adopted December 2024) 'NPPF'

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Paragraph 9 of the NPPF states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development, and specifically states that for decision-making, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant Development Plan policies, or policies which are most important for determining the application are out-of-date, permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 85 explains that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Manchester Core Strategy (2012) 'CS'

Policy EC1: Employment and Economic Growth in Manchester – although this policy relates to large scale development, it should be noted that this policy states that development proposals should have regard to climate change resilience demonstrating how CO2 emissions will be minimised with an aim of zero carbon emissions, through energy efficiency, renewable energy and contributing to low and zero carbon decentralised energy infrastructure.

Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development – states that wherever possible, new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.

This policy then further provides further commentary on this, stating that reduction in CO2 emissions is seen as a major component in mitigating climate change. One of the three national and regional targets is a national reduction in CO2 emissions by 34% in 2020 and by 80% in 2050 to which buildings will need to make a proportionately higher contribution, as set out in Climate Change Act 2008.

Policy EN8: Adaption to Climate Change – outlines that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

Policy DM1: Development Management – states that all development should have regard to a number of specific issues, of which include the following which are most relevant to this proposal:

- *appropriate siting, layout, scale, form, massing, materials and detail;*
- *it's impact on the surrounding areas in terms of the design, scale and appearance of the proposed development/ Development should also 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); and*
- *Design for health.*

Places for Everyone Joint Development Plan (adopted March 2024) 'PfE JDP'

Policy JP-P1: Sustainable Places – outlines that all development, where appropriate, should be consistent with indoor and outdoor environments offering a high level of amenity that minimises exposure to pollution.

Technical Considerations

Biodiversity Net Gain (BNG)

As noted in the accompanying plans, it is confirmed that the proposed minor development will not affect a priority habitat and will impact less than:

- 25 square metres (5m x 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

It is therefore exempt from the mandatory BNG requirements based on the Governments BNG Guidance.

Noise

The planning application is supported by a Noise Impact Assessment prepared by Noise Solutions Ltd to establish the potential noise impact associated with the new plant. Based on an up-to-date acoustic survey, noise limits for mechanical services plant at the Aldi store have been established, based on measured background noise levels, as well as taking account of BS 4142 and WHO.

The assessment concludes that with the proposed new replacement mechanical plant in place, the noise rating levels would not exceed 5dB below the representative background noise levels at the nearest noise sensitive receptors.

Planning Assessment

The proposals are modest in nature and simply comprise of replacing the existing mechanical rooftop with new and more efficient plant equipment within a similar footprint on the rooftop of the existing foodstore. The remaining plant will be installed internally on the first floor (warehouse) of the unit and will not require planning permission, apart from the 600x600mm external alteration required to accommodate this plant.

As the proposed plant will be located within the existing plant compound on the rooftop and within the existing foodstore, there are no proposed visual impacts associated with this plant installation. Furthermore, the NIA has confirmed that the noise levels from the proposed plant will comply with Manchester City Council's typical requirements of emitting a noise rating level of more than 5dB below the background noise levels. Therefore, the proposed development is compliant with Policies EC1 and DM1 of the Manchester Local Plan, and Paragraph 85 of the NPPF.

Planning Application Fee

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The planning application fee has been calculated at £701 (including £91 service charge) and this amount has been paid for via BACS to the Planning Portal under reference PP-15072113. I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours faithfully,

[redacted]

James Borley
Associate
[redacted]
For and on behalf of Avison Young (UK) Limited