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Our Ref: LS/04B817448/S.99
Your Ref: PP-07474310

21st January 2019

Rochdale MBC
Economy and Environment
Planning Service
Rochdale
OL16 1XU

Dear Sir/Madam,

PP-07474310- Application for the variation of Condition 6 of planning permission Ref. 13/00764/FUL to allow for extended servicing hours

I am writing on behalf of my client Aldi Stores Limited, who is seeking to vary condition 6 of planning permission Ref. 13/00764/FUL at:

Aldi
Elizabethan Way
Milnrow
OL16 4GJ

Planning permission Ref. 13/00764/FUL allows for servicing to the foodstore between 07:00 and 22:00 Mondays to Saturdays and 08:00 and 16:00 on Sundays and was approved on October 2014.

Section 73 of the Town and Country Planning Act 1990 allows for Applicants to seek permission for minor material amendments to a previously approved scheme.

The Site

The existing Aldi foodstore is located to the west of Elizabethan Way. The servicing area for the foodstore is located on its western elevation. The foodstore itself is located within a mixed-use area, with residential properties to the south (beyond a metrolink line) and west, fronting onto Buckley Hill Lane. To the east of the Site, beyond Elizabethan Way, there are a number of employment uses.

Proposed Variation

Condition 6 of planning permission Ref. 13/00764/FUL currently reads:

"Deliveries to the food store shall not take place before 07:00 nor after 22:00 hours Mondays to Saturdays and not before 08:00 hours nor after 16:00 on a Sunday."

The Applicant is proposing to extend servicing hours to meet their operational requirements and is seeking to revise the condition to read:

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Regulated by RICS

*"Deliveries to the food store shall not take place before **06:00 nor after 23:00 hours** Mondays to Saturdays and not before 08:00 hours nor **after 18:00** on a Sunday."*

Planning Policy

Paragraph 170 of the National Planning Policy Framework (NPPF) states that *"planning policies and decisions should contribute to and enhance the natural environment"* by, for example *"preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution"*.

Policy G9 ('Reducing the impact of pollution, contamination and land instability') of the Rochdale Core Strategy (2016) states:

We will reduce all forms of pollution ... in the borough by b) requiring that development does not have impacts that lead to an unacceptable increase in ... noise, light or other pollution"

Aldi is seeking to extend servicing horus by one hour in the morning (from 7am to 6am) and in the evening)from 10pm to 11pm) on weekdays and an extension of 2 hours (from 4pm to 6pm) on Sundays. It should be noted that the proposed weekday hours were assessed by the noise impact assessment prepared in support of the original planning application (Ref. 13/00764/FUL).

The proposed variation will allow Aldi greater flexibility in delivering to the foodstore and for produce to be delivered in a manner which ensures Aldi can prepare suffiicently for trade. The variation will not lead to an increase in the number of HGV deliveries to the store, of which there are typically four per day.

Additional benefits of this application are increasing the hours of work for employees and reducing demand on the highways network at busier periods of the day.

Fee

The planning application fee of £254 (inclusive of the Planning Portal administrative fee of £20) has been paid by BACS.

I trust the above is sufficient to validate the planning application. If you have any queries, please do not hesitate to contact me.

Yours faithfully,



Lee Shaw
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For and on behalf of GVA Grimley Limited