

Our Ref: JT/GM/93712

6 February 2023



Durham County Council
County Hall
Durham
DH1 5UL

Dear Sir/Madam

**SAINSBURY'S SUPERMARKETS LTD
SAINSBURY'S LOCAL, DURHAM ROAD, CHILTON, FERRYHILL, DL17 0EX
APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF PLANT AT THE REAR OF
THE EXISTING STORE
PLANNING PORTAL REFERENCE: PP-11817520**

Introduction

Alder King Planning Consultants, on behalf of Sainsbury's Supermarkets Ltd, have been instructed to submit an application for planning permission for the installation of new plant at the rear of the Sainsbury's store.

The plant is to be located behind the main store building, to the east, and will replace the current plant and enclosed located in this location. There are no changes to the main convenience store building or the customer car park proposed.

The Site

The application site is located within the demise of the existing Sainsbury's Local foodstore on Durham Road. The site is located within the designated Chilton Local Centre. The car park for the store is located to the west of the main building. There are two other retail units adjacent to the Sainsbury's store, along with office space on the first floor.

The service yard for the Sainsbury's Local is located adjacent to the store to the south and is accessed via Durham Road. The plant area is located to the east of the building and is positioned out of view from Durham Road. The area currently contains the existing plant for the store and is surrounded by a secure plant cage.

The site's surroundings are a mix of commercial and residential. There are commercial uses along Durham Road to the north and the south at ground level, given that the site is within a local centre. To the north, east, and south of the site, there are residential dwellings. Given the location of the plant area, it is closest to the rear gardens of the surrounding residential dwellings. The closest dwelling is located to the east and is approximately 15 metres away from the plant area. The service yard is

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separated from the surrounding gardens by a belt of trees and a boundary fence. The site is not within a conservation area or near any listed heritage assets. The site is located within Flood zone 1.

The Proposal

Planning permission is sought for the installation of new plant at the rear of the Sainsbury's store replacing the existing plant. The plant will be enclosed by a closed boarded fence to diminish noise levels.

The proposed plant equipment will be located close together within the plant enclosure at ground level. The plant will consist of 3 no. A/C units, a Gas Cooler, and a CO2 low noise pack.

The plant area is located to the rear of the existing store and is only accessible by Sainsbury's store staff. The surrounding enclosure fence will be 2.5 metres tall and will fully surround the plant. The plant area will be covered by a mesh/palisade roof. The fencing and roof will be erected to protect the amenity of the neighbouring residential dwellings.

The new plant is all contained within the existing service yard and will not change the main store, the rest of the service yard, or the main car park. Full details of the proposed plant can be seen in the attached drawings.

Policy

Paragraph 126 of the National Planning Policy Framework (NPPF) (2021) states the need for good design in creating high-quality sustainable buildings and places. The NPPF goes on to state in paragraph 130 the importance of decision-making being based on promoting the potential of sites while creating high-quality developments which do promote a high standard of amenity in the surrounding area. Developments should help to avoid significant vulnerability to the impacts of climate change.

The local planning policy in this area comes from the County Durham Plan (2020). Policy 31 relates to Amenity and Pollution. Development will be permitted where it can be demonstrated that there will be no unacceptable impacts on the living or working conditions of nearby occupiers and businesses. Proposals which result in an unacceptable impact such as visual intrusion, loss of light, noise, or privacy will not be supported by the Council. Developments that have the potential to lead to disruption need to mitigate their impact to an acceptable level.

Planning Considerations

The proposed works in the plant area have been designed to be appropriate to their location. The plant enclosure within the service yard is an established location for plant, as it currently supports the plant for the store. The plant area is away from the main car park for the store and away from the main customer entrance for the store, as such, customers coming to the store will not see the plant area. The plant area will only be visible from within the service yard of the store due to its location behind the main store building, meaning when viewed it will only be seen within the context of this existing store. The design of the plant area means that the delivery access for the foodstore will not be interrupted and the operation of delivery vehicles will not be altered.

The location, size, and scale of the new equipment are consistent with the requirements of a store of this size. The development will not have any materially adverse visual impact on the site or the surrounding area. The siting of the plant means it is hidden from view from outside of the service yard

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Durham County Council

of the store. The proposed works, therefore, align with the NPPF and Policy 31 of the County Durham Plan.

The closet dwelling is located to the east and is approximately 15 metres away from the plant area. The plant will be separated from the surrounding dwelling by gardens, a belt of trees, the boundary fence, and the plant enclosure fence. The attached plant details show the level of noise generated by the plant. Given these levels and the acoustic fence which will be implemented as part of this application, there will be no material noise impact on any of the surrounding residential dwellings. Given this, the proposed works align with the NPPF and Policy 31.

Application Submission

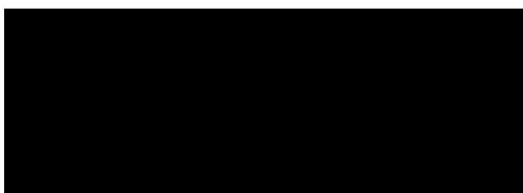
The planning application consists of the following:

- Completed application forms.
- Drawings:
 - Site Location Plan (drawing no. PL-A-2000)
 - Existing Site Plan (drawing no. PL-A-2001)
 - Existing Elevations – Building Plan (drawing no. PL-A-2002)
 - Proposed Site Plan (drawing no. PL-A-2003)
 - Proposed Elevations – Building Plan (drawing no. PL-A-2004)
 - Refrigeration Plan Area Layout

The application fee of £462 has been paid via the Planning Portal to Durham County Council.

We trust that the Council will be able to grant planning permission expediently. Should you require any further information in the meantime, please do not hesitate to contact us.

Yours faithfully
for ALDER KING LLP



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Town Planner

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Ens(s) as above