



Our ref: 07C201018

Your ref: PP-12922516

12<sup>th</sup> April 2024

North Somerset Council  
Place Directorate,  
Town Hall,  
Walliscote Grove Road,  
Weston-Super-Mare,  
BS23 1UJ

Dear Sir/Madam,

**Submission of a Full Planning Application at ALDI, Wyndham Way, Portishead, BS20 8LR - Proposed replacement plant, enclosure, and associated works.**

On behalf of our client, ALDI Stores Ltd ('ALDI'), Avison Young ('AY') have been instructed to submit a full planning application in relation to a proposed replacement plant and other associated works, at the above address, hereafter referred to as the 'The Site'. The proposed works comprise the:

*"Erection of replacement plant, enclosure and associated works".*

**Site Context**

The Site falls within the defined town centre boundary (Policy DM60 of the Development Plan) and includes an ALDI food store (Use Class E), with associated car parking. The Site comprises an area of circa 879 sqm (outlined red on the Site Location Plan). Access into The Site is gained from Wyndham Way (north east). Regarding the surrounding area, to the north of The Site lies associated car parking for a range of amenities including restaurants. West of The Site lies a barber shop and clothes store which is followed by residential dwellings, whilst to the south of The Site lies the 'Portishead Medical Group' GP surgery, along with other residential dwellings which are screened by trees (closer to The Site). East of The Site lies the trunk road Wyndham Way (A369). The Site is not located within a Conservation Area, nor are there any listed buildings in the immediate vicinity around The Site. The Site is in a Flood Zone 3 (high risk) according to the Environment Agency's online flood mapping service.

**Planning History**

From a desktop review undertaken on North Somerset Council's website, we note the following relevant historic planning applications within the wider site ownership boundary area:

- **17/P/1683/F:** Removal/Variation of condition no.6 on planning permission 15/P/0595/F (External alterations to existing building and amendments to site layout) to change the

times deliveries are allowed to the following “no deliveries shall be made before 06:00 or after 22:00 hours Monday to Saturday or before 09:00 or after 18:00 hours on Sundays and Bank Holidays and no more than one Heavy Goods Vehicle identified as a 16.5m articulated vehicle shall deliver between 06:00 and 07:00 and between 21:00 and 22:00 hours at any one time. Refused 14/09/2017. Refused. Allowed at Appeal 04/06/2018.

- **16/P/0393/F:** The erection of a freestanding pole mounted ‘Parking Eye’ camera. Approved 23/03/2016.
- **16/P/0008/F:** Application for variation of Condition 6 of permission 15/P/0595/F (External alterations to existing building and amendments to site layout) to change delivery hour to 06:00 – 22:00 Monday to Saturday. Refused 15/03/2016. Refused on the grounds that the application site adjoins a residential area and the extended delivery hours would cause an unacceptable level of noise and disturbance to the occupiers of nearby residential properties in the early morning, being contrary to policy CS3 of the North Somerset Core Strategy.
- **15/P/0595/F:** External alterations to existing building and amendments to the site layout. Approved 12/06/2015.
- **15/P/1671/ADV:** Display of 8no. internally illuminated fascia logo signs, 2no. illuminated poster signs, 2no. internally illuminated double pole signs and 1no. non-illuminated vinyl window sign. Approved 02/09/2015.
- **07/P/1069/F:** Installation of air conditioning condenser to delivery unit area of south west elevation. Approved 16/07/2007.
- **07/P/0817/F:** Erection of a refrigeration plant in new housing in goods yard, covered trolley bays and external work to car park. Approved 16/07/2007. Reasons of approval include information like the design and scale of the proposal is considered acceptable and in line with Policy GDP/3, RT/1 and RT/3 of the North Somerset Local Plan, in that it does not impact the living conditions of the neighbouring residents or harm the appearance of the road, according to the decision notice.
- **07/P/0027/F:** Erection of a single storey extension to form kiosk. Approved 20/02/2007.
- **07/P/1599/ADV:** Display of 4no. internally illuminated signs, 1no. internally illuminated totem sign and 2no. non-illuminated menu boards. Approved 30/03/2007.
- **01/P/0351/F:** Installation of 1.0m diameter satellite antenna on flat roof mounting. Approved 09/04/2001.

With respect to the planning history listed above, we have not found any conditions which restrict any noise levels with relation to existing external plant machinery on The Site.

## **Proposed development**

The application seeks planning permission for a replacement plant/machinery and associated works on the roof of the existing food store. The proposals include the replacement of an existing Plant, including Air Source Heat Pumps (ASHPs) and Gas Cooler, along with a proposed platform and pipe work adjacent to existing service riser. The purpose of this proposal is to replace the existing plant equipment to improve the operational efficiency of the food store. As displayed from the submitted drawings, the proposed replacement plant will be in a different location, as it will mainly be located on the roof of the food store, located away from direct public view and the main car park to minimise any visual impacts.

## **Planning Assessment**

### *Principle of development*

The proposed plant replaces existing plant/machinery equipment, which has already been permitted at The Site. It will enable the continuation of the existing food store use and provide more efficient and sustainable equipment supporting the existing operation of the store.

### *Noise Impacts*

The Noise Report submitted in support of this planning application concludes that the predicted noise levels from the proposed replacement fixed plant equipment are below the existing daytime and night time background noise levels. Therefore, the noise from the proposal will provide a lower impact at the closest residential properties to The Site.

### *Design*

The replacement plant will be located on the roof of the store, along with stacked Plant units located near the fire exit of the food store building. The locations of the proposals are in more discrete locations from the public compared to before, creating a safe environment, therefore conserving the appearance and character of the locality. The designs comply with Policy DP1 of the Local Plan.

### *Flooding*

The application comprises a replacement plant compound which was already permitted (ref. 07/P/0817/F). It is not vulnerable development and doesn't result in any increase to floorspace. Therefore, a Flood Risk Assessment is not required for this development.

## **Application submission documents**

The following details are to be submitted electronically via the Planning Portal to accompany this application:

- Completed application forms and fee
- Site Location Plan (drawing no. 240117-1000 Rev P02) (by Kendall Kingscott)
- Plant Compound Site Plan (drawing no. 240117-1100 Rev P02) (by Kendall Kingscott)

- Plant Compound Roof Plan (drawing no. 240117-1200 Rev P02) (by Kendall Kingscott)
- Plant Compound Elevations (drawing no. 240117-1300 Rev P02) (by Kendall Kingscott)
- Noise Assessment (Project no. 2422427) (by Sharps Redmore)

A payment of £648.00 (Inc. VAT) has been paid directly to the Planning Portal. We trust that the information enclosed is sufficient to validate this application for determination. However, should you have any queries in relation to the above, or require any further information, please do not hesitate to contact myself or my colleague Daniyaal Sadiq on 0117 988 5310 or [dan.sadiq@avisonyoung.com](mailto:dan.sadiq@avisonyoung.com).

Yours faithfully,

***N.Lovell***

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**For and on behalf of Avison Young UK Ltd**