

APPLICATION NO:
P/2020 /0788

LOCATION:
ASDA SUPERSTORE HOLT ROAD
BODHYFRYD WREXHAM
LL13 8HL

DATE RECEIVED:
19/11/2020

COMMUNITY:
Acton

DESCRIPTION:
AMRYWIO AMOD 3 CANIATAD
CYNLLUNIO P/2012/0041 - DANFON
NWYDDAU / VARIATION OF
CONDITION 3 OF PLANNING
PERMISSION P/2012/0041 -
DELIVERIES

CASE OFFICER:
SEH

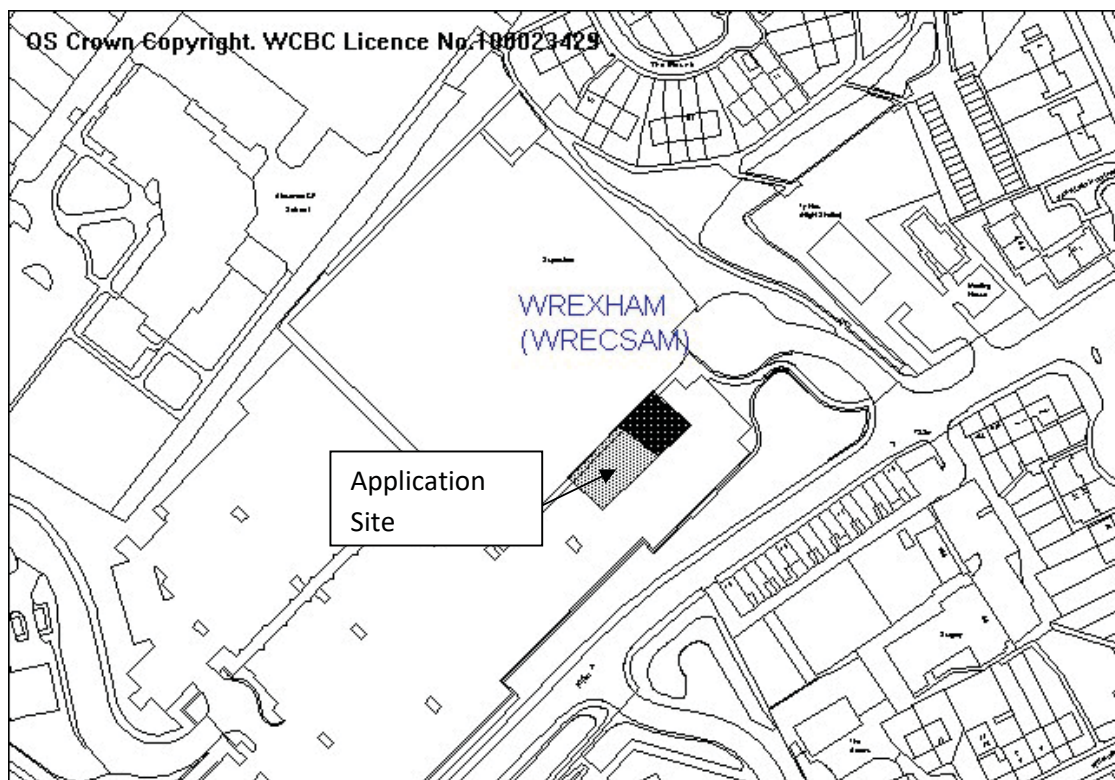
WARD:
Maesydre

AGENT NAME:
SAVILLS PLANNING

APPLICANT(S) NAME:
ASDA STORES LTD

THE SITE

Asda supermarket to the North-West of Holt Road and bounded by residential properties to the South-East side of Holt Road and to the North and North-East of the site. Access to the supermarket car park is off the roundabout on the A5152 Bodhyfryd Road with the service access for deliveries to the store onto Holt Road.



PROPOSAL

Variation of condition no. 3 of planning permission P/2012/0041, to allow 24 hour deliveries, 7 days a week, to and from the external home shopping pod, for a temporary period of 12 months until 31/12/2021.

DEVELOPMENT PLAN

Within the settlement limit. Policy GDP1 of the Wrexham UDP is applicable.

RELEVANT HISTORY

P/2020/0783	Variation of condition 3 of planning permission P/2000/1074 - To allow 24 hour deliveries, 7 days a week, to and from the Asda Store for a temporary 12 month period. Decision Pending – Application also on this agenda.
P/2012/0041	Variation of condition 4 of planning permission code no. P/2011/0803 - hours of operation on Sundays and Bank Holidays from 10.00 - 16.00 TO 07.00 - 22.00. Granted 12.04.2012.
P/2011/0803	Home shopping pod extension to side of existing store with external steel framed loading canopy. Granted 05.12.11.
P/2000/1074	Variation of Condition No. 3 imposed under planning permission CB02597 to allow deliveries to take place on Sundays & Bank Holidays between the hours of 0800 and 1030 and between 1130 and 1800 hours. Refused (contrary to planning officer recommendation) 09.04.2001 - Appeal Allowed (H6955/A/01/1071063) on 23.10.2021.
CB02597	Erection of new Asda Food Superstore and Petrol Station. Granted 05.01.1999.

CONSULTATIONS

Community Council:	Objects for the following reasons: • The Community Council is mindful of the number of residents in the immediate vicinity at Aran Road, Park Avenue and Holt Road and wishes to ensure that no nuisance is caused to their amenity on Sundays and Bank Holidays due to extending delivery times from the Asda Superstore. • The Council notes the applicant has now indicated this permission is only required for a temporary 12 month period in order to manage the demand for food provision during the pandemic. However, the Council has concerns that this temporary request is being made 12
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months after the first lockdown when demand for home deliveries increased initially. The Pandemic situation is changing and more positive with a planned timetable for the relaxation of lockdown restrictions, the reduction in the number of cases and rollout of the Covid 19 vaccine. There is not in the Council's view a strong case to permit this temporary permission for a twelve month period given it is so long after the first and subsequent lock downs.

Local Member:	Notified 02/12/2020
Highways:	No representations to make.
Public Protection:	No objections to increase in servicing hours for a temporary period of 12 months from the date of the submission of the application (See Special Considerations below).
Neighbours:	2 objections received expressing that noise can already be heard during the day and to allow this to happen at night would disturb sleep and be unacceptable. There are already instances of being awoken during the early hours by a delivery vehicle.

SPECIAL ISSUES/CONSIDERATIONS

Background: Asda currently serves approximately 18 million customers on a weekly basis, including over 700,000 home deliveries – a marked increase since the spread of coronavirus in the UK which has therefore resulted in a strain on the company's supply chain. In response to the pandemic, the Government lifted restrictions on overnight servicing, in an effort to enable retailers to keep stores stocked and fully operational in order to cope with the increased demand. This proposal is required in order to allow the retailer to continue to make deliveries to and from the site on an unrestricted basis, so that Asda may continue to effectively serve the residents of Wrexham throughout the pandemic.

Agent's Statement: I can confirm that there has been a maximum of 1 vehicle movement per day operating within the overnight period for each of the locations (i.e. service yard and home shopping pod). In terms of the type of vehicles, the service yard is serviced by Heavy Goods Vehicles (HGVs), and the home shopping pod is operated using smaller rigid lorries. The deliveries are generally not more than 45 minutes in time including some periods of inactivity.

The service yard and home shopping pod would continue to operate on this basis, should planning permission be granted. Deliveries would continue to operate at a maximum of one per night in response to demand, based on supply chain factors. Asda do not intend on operating deliveries in the middle

of the night on a regular basis, however should this be required in response to demand, they require the flexibility to do so.

Amenity: The closest residential dwellings are located to the south-east of the store, on the opposite side of Holt Road, approximately 38 metres from the proposed development. Nearby also are the dwellings at 'The Mount' (approximately 75 metres to the north). Given the potential for noise disturbance from a permanent 24 hour operation, it would be normally be appropriate for a noise report to accompany the planning application. However, the public protection team has confirmed that provided the relaxation of the delivery times is until no longer than the end of 2021, they do not require a noise report or have any objections to the planning application. A condition should also be attached to the permission to ensure that the rating level of any noise generated by reason of this development does not exceed the pre-existing background level at any time.

Conclusion: The public protection team has expressed no concerns in relation to the temporary extended servicing hours of the site. I am therefore satisfied that the increased servicing hours may continue for the coming nine months, in order to serve the borough during the pandemic.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. For a temporary period only until 31 December 2021, deliveries may be dispatched to and from the home shopping pod 24 hours a day, seven days a week. From the 1 January 2022, no process shall be carried out, and no deliveries shall be taken to, or despatched from, the home shopping pod outside the hours of 0700 to 2200 hours on any day.
2. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method for rating and assessing industrial and commercial sound.

REASON(S)

1. To protect the amenities of the occupiers of nearby properties.
 2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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