

Planning Statement

Proposed extension to existing foodstore, at Plas Coch, Wrexham

08 February 2018

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1 Introduction

1.1 Introduction

1.1.1 JLL has been instructed by Aldi Stores UK Limited (hereafter referred to as ‘Aldi’ or the ‘Applicant’) to prepare this Planning Statement in support of a planning application for an extension to an existing food store at Plas Coch, LL11 2BA. The proposed development is described on the application form as follows:

“Extension to existing foodstore”.

1.1.2 The planning application is supported by a comprehensive suite of supporting documents:

- Planning Application Form
- Certificate A
- Statutory Planning Application Fee: £3,420.00
- Planning Application Drawings, prepared by The Harris Partnership:
 - 2271NESW-100 Location Plan – A3
 - 2271NESW-101 Existing Site plan – A1
 - 2271NESW-102 Existing G.A. Plan – A1
 - 2271NESW-103 Existing Elevations – A1
 - 2271NESW-104A Proposed Site plan – A1
 - 2271NESW-105 Proposed G.A. Plan – A0
 - 2271NESW-106 Proposed Elevations – A0
- Design and Access Statement – prepared by The Harris Partnership
- Arboricultural Report – prepared by ACS Consulting
- Geo-Environmental Investigation – prepared by Earth Environmental and Geotechnical Ltd

1.2 Structure

1.2.1 This Planning Statement identifies and addresses the issues relevant to the consideration of the application submission, as follows:

- Description of Site and Surrounding Area
- Planning History

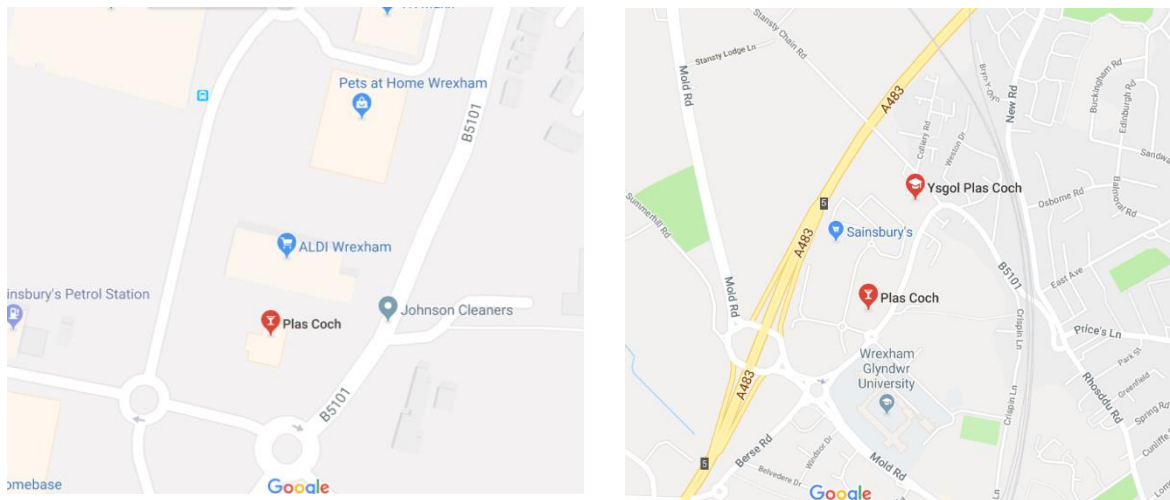
- Proposed Development and Aldi Concept
- Pre – Application Discussions
- Relevant Planning Policy
- Relevant Planning Considerations
- Conclusions

2 Description of Site and Surrounding Area

2.1 Site Location and Description

- 2.1.1** The application site comprises the existing Aldi foodstore which is located on Plas Coch Retail Park, Wrexham. The site is accessed via B5101 (Plas Coch Road) which is accessed off A483.

Figure 1 Site Context Plans



Source: Google Maps

- 2.1.2** Plas Coch Retail Park is anchored by Sainsbury's and other retail warehousing occupiers. The Retail Park is approximately 1.4 km to the north west of Wrexham Town Centre and is located 0.4 km from the A483 which leads to Chester to the north and Oswestry to the south. Wrexham University is located to the south east of the site with residential homes to the north. The site is located approximately 3km to the north west of Wrexham's Principal Shopping area.

3 Planning History

- 3.1.1** A review of Wrexham Council’s online planning history records has identified a number of recent planning applications in relation to the site.
- 3.1.2** The store’s current operation on the site was approved by Cheshire East Council on 7th August 2003 subject to conditions. The following applications are relevant:

Application Reference	Description	Decision	Decision Date
P/2015/0141	Alterations to Existing Car Park to Form Additional Parking, New Lighting Columns, Minor External Alterations for Air Conditioning Cassettes	Approved with conditions	1 st May 2015
P/2014/0907	External Alterations to Existing Retail Unit (New Roof Covering, Fascia Cladding, Removal of Stallrisers to Allow Full Height Glazing for Windows) and Erection of Car Park Lighting	Approved with conditions	22 nd January 2015
P/2014/0860	Display of Replacement Signs (Totem Signs X 2 And Fascia Box Signs) And New Poster Display Sign	Approved with conditions	2 nd January 2015
P/2014/0703	Extension and Re-Modelling of Car Park to Provide 34 Additional Parking Spaces	Approved with conditions	5 th November 2014
P/2013/0632	Extension to Existing Entrance Canopy	Approved with conditions	1 st November 2013

4 Proposed Development

4.1 Proposal

4.1.1 The proposal comprises:

- Extension of existing foodstore
 - Extension of 584sq.m to gross internal area
 - Extension of 323sq.m to sales area
- Reconfiguration of existing car park
- Various landscaping and boundary treatment works

4.1.2 The design of the proposals and the philosophy behind them are described in the Design and Access Statement and shown on the drawings, which have been submitted with the planning application.

4.1.3 The following table summarises the proposed development.

Item	Existing	Proposed	Net Change
Total Gross External Area (sq.m)	1519	2124	605
Total Gross Internal Area (sq.m)	1441	2025	584
Net Sales Area (sq.m)	1071	1394	323
Parking Spaces	161	127	-34

4.2 Layout

4.2.1 The proposed site layout is informed by the design parameters at the site, including the position of adjacent properties and boundaries and site access (including the internal access and circulation).

4.2.2 The proposed elevation will extend from the east side and west side of the store. The extensions to the east and west of the building will cover the car park and will include space for additional warehouse space, meeting rooms, toilets, and a cash office.

4.2.3 Due to the reduction in the number of parking spaces following the expansion of the store into the car park and the increased store capacity, it is proposed that the store car park will be reconfigured and the number of parking spaces will decrease by 34 from 161 spaces to 127 spaces.

4.2.4 The net result of the store expansion will be to increase the net sales area by 323sqm from 1071sqm to 1,394sqm

- 4.2.5** The positioning of the extension to the store has been determined largely by the surrounding constraints of the existing building and the site boundaries.

4.3 Store Design

- 4.3.1** The proposed elevations are of a traditional appearance, with fascias matching in detail and colour to the existing store. The single storey extension follows the same pitch as the existing roof on either side of the entrance. The proposed roof layout will not have an impact on the height of the main building mass; the layout has been sensitively designed to ensure minimal impact on the neighbouring properties and trees.
- 4.3.2** The majority of properties in the surrounding area are retail with nearby residential zones also in the vicinity. These are predominantly brick built with the nearby retail properties also featuring brick as the primary material, the nearby Homebase store also featuring light silver cladding. A simple palette of materials and crisp contemporary style are therefore proposed to complement the local vernacular and immediate context. The red brickwork contains a number of feature piers in a contrasting blue colour and these shall be replicated in the new extension in keeping with the overall appearance. The existing silver coloured cladding will also be maintained and continued where appropriate on the extension.
- 4.3.3** The rear elevation backing onto the neighbouring properties to the west of the site requires a subtle design as it will not be easily viewable from the main pedestrian entrances. This will feature red brickwork and a contrasting blue brickwork pier with metallic silver cladding. The plant cage enclosure is placed on this elevation as to not impede any of the key elevations. All proposed materials will match the existing.
- 4.3.4** Further details of the materials to be used are provided on the application forms, plans and Design and Access Statement submitted with this application.

4.4 Access

- 4.4.1** The existing access point will be retained. The site is easily accessible by public transport with bus stops located within Plas Coch Retail Park. The site is considered to be highly accessible from public transport connections and residential areas by walking and cycling.
- 4.4.2** The store extension has been designed in accordance with regard to the Disability Discrimination Act 1995 and includes a range of measures including providing safe, convenient access and in excess of accessible parking spaces.

4.5 Car Park Layout

- 4.5.1** The proposed reconfiguration decreases the number of car park spaces from 161 to 127 spaces. This results in the net decrease of 34 car park spaces. The vehicular site access and exit will remain unaffected. There are no changes to the existing highways junction, with all works to the site within the car park itself.

4.5.2 External areas will be suitably illuminated in the interests of customer safety and crime prevention.

4.6 Landscaping Strategy

4.6.1 There is a tree buffer to the east of the site along the boundary of Plas Coch Road that will be retained. A small amount of low level landscaping and 4no. trees will be removed in the south western corner of the site and a small retaining wall constructed to allow for the extension. However, a band of low level landscaping will be retained around the site boundary in this area.

4.6.2 Along the southern boundary, a section of the existing landscaping will be removed to make way for the extension and plant enclosure as necessary. The proposed ornamental shrub planting will provide interest to the site and will be easily maintained.

4.6.3 The boundary treatment along each elevation will be largely unaffected and therefore be retained and made good where necessary. Along Plas Coch Road, the existing tree line and landscaping will be retained. The steel fence along Plas Coch Road and the low level railing along the Retail Park Access Road will also be retained.

4.6.4 The proposed alterations to the boundary treatment are along the extension to the side of the store. At the rear and side of the amenity block extension a low level retaining wall is proposed with a low level landscaping band and low level railing, separating the foodstore site from the neighbouring property and Access Road. Along the northern boundary towards the neighbouring units the existing low level railing and landscaping will be retained.

4.7 Designing Out Crime

4.7.1 The design of the proposed development includes crime prevention measures which are outlined in more detail in the Design and Access Statement that supports this application. The design adopts principles of secure design to provide a secure building and site. Some of the measures for the external layout and building design are summarised below:

External Layout

- There are few areas where criminal activity could occur unobserved.
- Most of the car parking area is well overlooked from the frontage of the building and is readily visible from the surrounding streets allowing a good level of natural surveillance.
- Glazed areas to the front of the buildings are protected with anti-ram raid bollards.
- Cycle parking for customers is adjacent to the store entrance.
- Bin stores will be fully enclosed in the bin cage to the Aldi service yard.
- Aldi's shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft and misuse.
- The site boundaries will be secure to prevent access into neighbouring properties.

- Building Design
- Windows will have laminated double glazed units.
- External security shutters over the entrance/exit doors out of hours.
- An intruder alarm will be installed.
- Extensive glazing to the entrance offers an active frontage and visibility to the car park.
- There are no recesses to the ground floor of the building exterior.
- There are no areas with access to the roof that are accessible.

4.8 Servicing and Deliveries

- 4.8.1** Servicing for the foodstore will be taken from the existing access, off the Plas Coch Retail Park access road, utilising the same access and egress as customer traffic.
- 4.8.2** Deliveries to the store will operate as they currently do as part of the proposed extension. Therefore deliveries will be taken immediately into the building at the service access to the east of the building.
- 4.8.3** Aldi operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with approximately 4 articulated vehicles deliveries per day, comprising of fresh food and ambient goods. There will also be a daily delivery for fresh milk and two waste collections per week via a rigid vehicle.
- 4.8.4** Sufficient service area space, including manoeuvring paths, has been designed for the deliveries and other service vehicles.
- 4.8.5** Aldi requires fresh goods to be delivered to its stores and stocked on shelves before the store opens each morning. The greatest flexibility of delivery hours possible is required by the operational staff in order that the store can respond efficiently and quickly to stock and replenish at any time.

4.9 Noise

- 4.9.1** A noise assessment is not required as part of the application submission.

4.10 Aldi Store Concept

- 4.10.1** Aldi offers a modest sized supermarket range primarily selling its high quality, brand-matched products at heavily discounted prices. Aldi was awarded Supermarket of the Year at the 2016 Grocer Awards. Awarded the Which? Best Supermarket for 2009, 2012, 2013 and 2015 as well, Aldi has become not only the leading discount operator, but an established presence in the UK market.

4.10.2 The majority of the products on offer are Aldi's exclusive own brands supported by a small range of branded goods. This ensures highly competitive pricing for the customer. Each Aldi store carries the same range of around 1,500 core lines, in stark contrast to a large Tesco or Asda store which will carry in excess of 50,000. While Aldi's business model is designed for efficiency in order to keep prices low, the quality of the own-brand products are exceptionally high and matched with the best brands. This is highlighted by the number of awards Aldi has received in recent years from established sources such as The Grocer, the Quality Food Awards, the Retail Industry Awards and the International Wine and Spirits Challenge.

4.10.3 Aldi does not provide a 'one-stop-shop' – with no facilities such as an in-store butchers, fishmonger, pharmacy or tobacco – and thus encourages linked trips with existing facilities. Rather than harm local trade, as the introduction of a large format supermarket operator may do, Aldi can encourage the use of local businesses, keeping shoppers spend in the local area and promoting sustainable shopping patterns rather than travelling further afield.

4.10.4 The proposed extension will not result in a wider range of goods but more stock of existing products on its shelves which means that customers will find what they need and not wait for shelves to be replenished. It will also allow for better merchandising of goods which is easier for customers to identify during their visit.

4.10.5 A representation of Aldi's offer is set out below:

- Selection of fresh seasonal fruit and vegetable lines;
- Limited range of exclusively own label tinned, bottled and pre-packed groceries;
- Frozen and chilled products;
- "Specially Selected" range which offers premier quality, luxury foods hand-picked from around the world;
- Own label beers, wines and spirits;
- Pre-packed bread, morning goods and cakes;
- Everyday non-food household items e.g. toiletries and cleaning items;
- Twice weekly, non-food, limited availability, special purchase products within the categories of sports and outdoor activities, textiles, electronics, DIY and home improvements.

4.11 Job Creation

4.11.1 The extension and continued operation of an Aldi foodstore provides a range of employment opportunities at a range of levels including store managers, store assistants, caretakers and warehouse staff. Aldi provides a successful and highly regarded apprenticeship scheme and graduate scheme which provide extensive opportunities. As more stores open, Aldi is required to recruit and train additional area managers and distribution staff including delivery drivers and logistics staff.

- 4.11.2** Aldi pays above average wages at all levels within the retail sector and has introduced a new £8.40 minimum rate for all UK staff. This is above former Chancellor George Osborne’s £7.20 national living wage requirements for over-25s announced in the July 2016 budget and higher than any of Aldi’s rivals. Typically a store generates wages in region of £1m per annum.
- 4.11.3** The store currently employs 35 staff. The proposed store extension will result in the creation of a further 10 roles with potential to increase further.
- 4.11.4** Additional employment opportunities will also be created for the local area through employment of local contractors and labour during the construction stage, plus further employment opportunities for servicing and maintenance etc.

5 Pre-Application Discussions

- 5.1.1** A formal pre-application advice request was received from Philip Forster on 20th December 2017. Within the pre application response it was confirmed that the supermarket extension in this location was considered acceptable, as it is an established use within a sustainable town centre location.
- 5.1.2** The case officer was satisfied that the proposal would not be visually detrimental to the character of the area, as it is an area characterised by other retail units.
- 5.1.3** It was confirmed that the scheme was not considered to displace a significant amount of car parking provision to a point where the likely trading level of the store would result in congestion or indiscriminate parking.
- 5.1.4** An arboricultural report would be required to be undertaken due to the footprint of the extension coming within close proximity to the off site trees on the south eastern site boundary.
- 5.1.5** Validation requirements for the planning application were confirmed as being:
- Application forms
 - Location plan
 - Existing and proposed block plan
 - Existing and proposed floor plans and elevations
 - Tree report

6 Relevant Planning Policy

6.1 Introduction

- 6.1.1** Section 38(6) of the Planning and Compulsory Planning Act 2004 requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.1.2** Planning policy, development plan documents and guidance applicable to the development proposals is contained in:
- Planning Policy Wales;
 - The Development Plan;
 - Wrexham Unitary Development Plan (UDP)
 - Associated local planning guidance notes
- 6.1.3** The application site is unallocated within Wrexham UDP (adopted 2005). Policies of relevance to the proposals are set out below.

6.2 Planning Policy Wales

- 6.2.1** Planning Policy Wales was published in November 2016. When determining a planning application for retail extensions local planning authorities should take into account the compatibility with the development plan, accessibility by a variety of modes of travel, improvements to public transport and impact on overall travel patterns.

6.3 Technical Advice Notes

- 6.3.1** TAN 4 (Retailing and Town Centres 2016) and TAN 12 (Design 2016) are applicable to the consideration of this application. Whilst TAN 4 sets out the tests of retail need, the requirements of the Sequential Test and when Retail Impact Assessments are required.
- 6.3.2** TAN 12 states the importance of design, which should be a fundamental consideration from the outset and not be treated or developed in isolation. The Design and Access Statement which accompanies this application refers to the design of the proposals and how these have been developed in the context of the existing building and surrounding uses.

6.4 Wrexham UDP

- 6.4.1** The statutory development plan relevant to the planning application proposals comprises the saved policies of the Wrexham UDP (2005).

6.4.2 The application site is unallocated within the Wrexham UDP. There are however a number of policies which are relevant to take into consideration.

6.4.3 Policy PS2 notes that Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

6.4.4 Policy GDP1 states that all new development should:

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

6.4.5 Policy EC4 refers to hedgerows and trees and notes that development proposals should provide for the conservation and management of hedgerows and trees and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees will not be permitted.

6.4.6 Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted in accordance with Policy EC13.

6.4.7 The issue of parking is covered within Policy T8, which states that development will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors:

- a) The availability of public transport nearby.
- b) Proximity to public car parking.
- c) Proximity to local services and facilities.

- d) Road safety hazards and amenity consideration arising from on-street parking in the vicinity of the site.

Local Planning Guidance Notes

- 6.4.8** Local Planning Guidance Note 16 explains the parking standards the Council applies to new development. Extensions to buildings should not normally result in the loss of existing parking space unless otherwise justified within the submitted proposal. Developers should clearly demonstrate that the amount of parking provided will meet likely demand.
- 6.4.9** Local Planning Guidance Note 17 refers to Trees and Development and is a material consideration in determination of planning applications. The Note provides planning guidance in relation to design of new tree planting, tree protection required and planting of appropriate new tree and hedgerow planting on development sites.

7 Planning Considerations

- 7.1.1 When determining any planning application, the relevant authorities (in this case Wrexham Council) are under a statutory obligation as imposed by section 54a of the Town and Country Planning Act, repeated in Section 38(6) of the Planning and Compulsory Purchase Act 2004, to make their determination in accordance with the development plan, unless material considerations indicate otherwise.
- 7.1.2 The statutory development plan relevant to the planning application comprises the ‘Saved’ policies of the Wrexham UDP (Adopted 2005).
- 7.1.3 Planning Policy Wales became a material planning consideration on November 2016 as government policy merits significant weight. Planning Policy Wales sets out the land use planning policies of the Welsh Government and it is supplemented by a series of TANs.

7.2 Rationale for proposed Development

- 7.2.1 The proposed extension is required to bring a qualitative enhancement of the site for all users. The store originally opened in July 1994 and upgrades to the design and operation of the store and site are required to maximise the efficiency of Aldi’s operation in this location. The improvements will also bring the store in line with other Aldi stores across the region which are all subject to similar design specifications.
- 7.2.2 The proposed increase in floorspace of the store is modest, equating to 605 sq m GEA and 323 Net Sales Area. The increased floorspace is needed to accommodate additional refrigerator and freezer units within the sales area of the store which in turn require wider aisles to enable easier and more efficient movement around the store for customers and staff.
- 7.2.3 Despite the additional refrigerator and freezer units, the product lines sold within the store remains the same; the additional units are to accommodate the fresh produce sold.
- 7.2.4 The proposed extension would constitute a significant investment in Plas Coch and will have a positive impact on the surrounding area for both residents and businesses. The proposed extension will secure local employment and will offer additional employment opportunities for local people. It is anticipated that an additional ten jobs will be generated as well as jobs relating to the construction and maintenance of the proposed development.

7.3 Retail Matters

- 7.3.1 The pre-application response highlighted that the principle of the supermarket extension in this location is considered acceptable. It is an established use within a sustainable and established retail location. Whilst the scale of the retail unit will increase, the officer did not consider that it will be to such an extent that there will be a need to address the impact of the development in the form of a retail impact assessment.,

7.4 Sustainable Development and Scheme Benefits

7.4.1 Planning Policy Wales sets out (chapter 4) sets out the definition of sustainable development where it is the process of improving economic, social, environmental and cultural well-being in Wales.

7.4.2 The planning application proposal will contribute towards the economic, social and environmental dimensions of sustainable development. The benefits, which can be expected to be delivered by this development are described below.

Economic Benefits

- The proposed development will enhance an already established retail location, future proofing the site for future use by local people.
- Aldi proposes to make a multimillion private investment comprising the construction and delivery to secure the future use of the site as a foodstore.
- The development of the Aldi foodstore will create an additional six jobs comprising full time and part time positions and roles. Staff are predominantly recruited locally. This is a benefit to both customers and the store. Local staff already have a good rapport with customers and create a community spirit within store. Local staff can also access the store much more easily and can be relied upon when there are delays on the wider highway network.
- A range of roles will continue to be required in Aldi's stores including store managers, store assistants, caretakers and warehouse staff. Aldi will continue to provide a successful and highly regarded apprenticeship scheme and graduate scheme, which provide extensive opportunities.
- Aldi is required to recruit and train additional staff within other parts of the business too including area managers, administrative and distribution staff including delivery drivers and logistics staff. The knock on effect in terms of job creation of a new store opening is positive as it benefits different parts of the business and at different times.
- Aldi pays above average wages at all levels within the retail sector and has introduced a new £8.40 minimum rate for all UK staff. This is above the £7.20 national living wage requirements for over-25s announced in the July budget and higher than any of Aldi's rival. Typically a store generates wages in the region of £1m per annum.
- The proposed development will continue to provide employment opportunities for the local area through the employment of local contractors and labour during the construction stage, plus further employment opportunities for maintenance etc.

Social and Cultural Benefits

- The proposed development will provide a vibrant, modern new food store with attractive landscaping which will enhance the sustainability of the local community and environment.
- The proposed development will provide an enhanced shopping choice for local residents, improved access to high-quality goods, a greater range of deeply discounted products and help reduce travel distances for shoppers who currently choose to visit larger, more modern Aldi store further afield.
- An Aldi supermarket is not a one-stop shop – Aldi is known for encouraging linked trips between its stores and other businesses in an area and, typically, Aldi customers will purchase value-for-

money products and then go on to complete their weekly grocery shopping in other stores and specialist independent businesses in a local area.

- Crime prevention measures will provide a safe and accessible environment (see Section 4.7 above).

Environmental Benefits

- The proposed development uses land within the existing retail site;
- The proposed development will have a low noise impact on the proposed and existing residential community.

7.4.3 The proposals would constitute sustainable development in accordance with the PPW when taken as a whole and the social, economic, environmental and cultural benefits should be afforded significant weight in the determination of this application.

7.5 Design

7.5.1 The design of the scheme has evolved to respond to the site's constraints and opportunities. A Design and Access Statement has been submitted with the application. A number of key design principles have been incorporated into the development of the site, taking into consideration planning policies. These include:

- To visually enhance the approach along the Retail Park access road by extending the prominent site in an appropriate way.
- To maintain a safe and convenient customer car park accessed from the entrance position along the access road.
- To maintain pedestrian access into and through the site
- To create job opportunities for the local area employing local contractors and labour during the construction of the store extension.

7.5.2 In line with Policy GDP1 within the Wrexham UDP, the development proposals have been designed to respect and enhance the local environment. A strong, modern design and detailing have been proposed to ensure a high quality development that integrates successfully with the existing environment.

7.6 Transport

7.6.1 During pre application discussions it was confirmed that a Transport Statement was not required. The scheme is not considered to displace a significant amount of car parking provision to a point where the likely trading level of the store would result in congestion or indiscriminate parking.

7.6.2 It has been calculated that, based on the proposed floor area, there would be an 82% shortfall in parking provision set against the Council's maximum parking standards in Local Planning

Guidance Note 16. However, these are maximum standards and are not used as a starting point when assessing parking demand.

7.7 Trees

- 7.7.1** Due to the site being in close proximity to the south eastern boundary of the site and previous applications raising tree protection and wellbeing issues relating to the trees outside the site within the highway boundary, a tree assessment was required as part of the planning application submission.
- 7.7.2** The Tree survey notes that the development, on the western side of the building will result in four Category C specimens, though the removal of the trees will have no impact, as they are unremarkable trees of very limited merit.
- 7.7.3** The principal impact will be from the works in the current car park for the extension to the eastern side of the building where there are Construction Exclusion Zone (CEZ) of two significant off-site trees. Due to the difference in height between the car park and the street trees, a retaining structure will be required. The retaining structure will slightly encroach into the trees Root Protection Area/CEZ. The encroachment is not detrimental to the overall retention of the trees. Significant ground protection measures will be used as detailed within the Arboricultural Method Statement.
- 7.7.4** In line with the findings of the tree survey, the development is in accordance with Policy EC4 within the Wrexham UDP and Local Planning Guidance Note 17.

7.8 Noise

- 7.8.1** The proposed development is located within a retail area. Immediately adjacent to the site is a Sainsbury's store and further retail units. To the south of the store is a Public House and playing fields, to the east is Wrexham Tennis Centre. Due to the locality of the application site a noise assessment was not required as part of the planning application submission.

7.9 Contamination

- 7.9.1** A Geo Environmental Investigation has been undertaken which confirms that the site is suitable for redevelopment as a foodstore in terms of ground conditions.

7.10 Waste and Recycling

- 7.10.1** Aldi is committed to reducing the amount of waste in demolition and construction by implementing measures to achieve the efficient use of resources.
- 7.10.2** The design and layout also facilitates the collection and storage of waste and details of the Waste Reduction and Recycling Strategy are provided within the Design and Access Statement which has

been submitted to accompany the planning application. This is an ongoing practice at the existing store which will be carried forward when the proposed extension is operational.

8 Conclusions

- 8.1.1** Planning permission is sought for: ‘Extension to existing foodstore’.
- 8.1.2** The existing Aldi store has performed well in recent years and the store has become an established retail location, however there is a need for investment in the site in order for the business to remain commercially viable in terms of size, purpose and operational efficiency.
- 8.1.3** The proposed extension to the store will provide a more efficient building without a significant impact on the remainder of the site. The design and appearance of the extension will be in keeping with the site as a whole.
- 8.1.4** The site is located within an out of town location. The proposal does not trigger the need for a retail impact assessment in line with PPW.
- 8.1.5** The proposals would constitute sustainable development in accordance with the PPW when taken as a whole and will deliver a range of social, economic, environmental benefits which should be afforded significant weight in the determination of this application.
- 8.1.6** The proposal will secure Aldi’s future in Plas Coch, by creating additional jobs, additional investment; and provide an attractive, improved store to meet customer demand.



*Achieve
Ambitions*

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