

Department of Development
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



20 February 2017

Ref: 0020111/L001

Dear Sir/Madam,

EXTENSION OF OPENING AND DELIVERY HOURS - LIDL STORE, SHAWBRIDGE STREET, CLITHEROE

On behalf of Lidl UK GmbH, please find enclosed a planning application proposing to extend the permitted opening and delivery hours at the Lidl store on Shawbridge Street in Clitheroe. The planning application is submitted via the Planning Portal (ref: PP-05849414).

Proposed Development

Condition 5 of planning consent reference 3/2009/1071 currently states that:

'The retailing use of the premises in accordance with this permission shall be restricted to the hours 0800 to 2000 hours Monday to Saturday, 1000 to 1600 on Sundays and 1100 to 1700 on Bank Holidays. Deliveries to the site should not take place within the hours of 2200 to 0700 hours.'

Due to the popularity of the Lidl store it is necessary to extend the store's opening hours in order to meet the increased customer demand.

With regard to the existing delivery hour restriction, this creates logistical issues in delivering goods to the store. All deliveries to the store are dispatched from the Regional Distribution centre in Runcorn, with single delivery vehicles frequently delivering to a number of stores on the same run. Accordingly, the Clitheroe store may receive deliveries on the same run as other nearby stores, such as those located along the M65 corridor. Given the daily level of highway congestion, such delivery runs frequently take several hours with vehicles becoming delayed when caught in the extended rush-hour periods. This is highly inefficient. The alternative approach of dispatching a single delivery vehicle to each store is also highly inefficient.

It is also impractical for stores to receive deliveries during peak trading times due to the increased potential for HGV's to conflict with shopper vehicles and need to transfer stock to the sale floor and storage areas.

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Accordingly, there is only a narrow window during each day when it is practical to dispatch delivery vehicles from the Distribution Centre and to receive deliveries at the Clitheroe store.

It is, therefore, proposed that deliveries to the Clitheroe store be unrestricted so that goods can be dispatched and received outside peak trading times and outside times of peak highway congestion, which will significantly enhance the operation of the store and the efficiency of delivery logistics. Accordingly, it is respectfully requested that the delivery hour restriction currently imposed by Condition 5 be deleted.

For the avoidance of doubt, it is not proposed to undertake any additional deliveries to the store than would currently occur. Accordingly, the proposal simply seeks consent to extend the time period when that those deliveries may be received at the store.

It is, therefore, proposed that Condition 5 be revised to incorporate the requested extension in opening hours and remove any reference to delivery restrictions:

'The retailing use of the premises in accordance with this permission shall be restricted to the hours 07:00 to 22:00 hours Monday to Saturday and 10:00 to 17:00 on Sundays.'

Planning Justification: Extended Opening Hours

The proposed extension of opening hours is likely to result in a modest increase in customer activity resulting from the coming and going of vehicles within the car park and trolley movements across the car park. The proposal is not expected to create any other potential source of noise or disturbance.

Customers tend to seek the closest available parking space to the store entrance on arrival, with the store entrance also being located adjacent to the trolley bay. Activity will also be generated at the site access with the coming and going of vehicles.

The Lidl store is located close to existing noise sources including traffic on the A671. Traffic noise (and other existing noise generators, to include deliveries to the Lidl store) will establish an existing background noise level up to and beyond the proposed extended opening hours. This background noise has similar characteristics to the noise likely to be generated by Lidl until 10pm (i.e. vehicle and pedestrian movements). It is, therefore, highly unlikely that noise levels will be generated that exceed existing background noise or result in an unacceptable impact on residential amenity.

It is noted that deliveries to the store are currently permitted between 7am and 10pm, thereby establishing level of acceptability of noise and activity generation on the site between these hours.

It is also noted that the Duck Street Tesco store has opening hours of 6am to midnight Monday to Saturday and that the Whalley Road Aldi store opens until 10pm. Both of these competing stores are located closer to sensitive receptors than the Lidl store, yet have been permitted to trade until 10pm or beyond by the Local Planning Authority.

The extension of Sunday trading hours will enable the store to open between 10am and 4pm or 11am and 5pm in accordance with Sunday trading legislation.

Planning Justification: Extended Delivery Hours

The application is supported by a Noise Impact Assessment, which assesses the potential impact on neighbouring residents that may result from having unrestricted delivery hours at the store. The noise assessment found that:

-) Residents in nearby private dwellings would not be adversely affected by noise from night time goods deliveries;
-) Even if bedrooms windows were open for ventilation, the likely ambient noise level within the nearest sensitive residential property resulting from night time deliveries, would be well below the BS8233:2014 and WHO guideline threshold;
-) There is a significant contribution to background from traffic on the neighbouring A671; and
-) The position of the store and location of the delivery bay in relation to other buildings provide effective screening.

The assessment concludes that the extension of delivery hours is highly unlikely to have an unacceptable impact on the amenity of neighbouring uses.

Conclusion

The Local Planning Authority is required to consider whether an unacceptable impact is likely to result from the proposed extension of opening hours or unrestricted delivery times. It has been demonstrated that such an impact is highly unlikely.

We trust that you will find the application in order and that it will be validated and progressed expediently. However, please be in contact if you require any further information.

Yours faithfully,



Chris Smith

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