



## **ALDI Stores Limited**

Proposed Development  
A525, Ruthin

## **DAS03 - Design and Access Statement**

**ALDI Stores Limited**

- 1.0 Introduction**
  - Summary of the Proposal
  - The Brief and Vision
- 2.0 The End User - Tenant**
- 3.0 Site and Context Analysis**
- 4.0 Interpretation**
  - General Design Principles
- 5.0 Design Development**
  - Local Authority Meeting 31st July 2017
  - Local Authority Meeting 25th September 2018
- 6.0 The Proposal**
  - 6.1 Character**
    - Use
    - Amount
    - Layout
    - Form and Scale
    - Appearance
    - Material Specifications
    - Outline Application
    - Landscaping and Boundary Treatment
  - 6.2 Access / Movement**
  - 6.3 Environmental Sustainability**
    - ALDI Stores
      - Sustainability Themes
      - Recycling and Waste Reduction
      - Operational Waste
      - Site Waste
      - Sustainability Issues
    - Employment Unit 1
  - 6.4 Community Safety**
    - External ALDI Layout
    - Building design ALDI
    - External ALDI Layout
    - Building design ALDI
  - 6.5 Response to Planning Policy**
- 7.0 Conclusion**

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of ALDI Stores Ltd, to support a hybrid planning application for the development of a new foodstore, Employment Unit 1, access road and outline layout for employment uses on land off the A525 (locally known as Lon Gwernydd), Ruthin.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through Planning Policy Wales (PPW).

This statement provides information on:

- Summary of the proposal
- The Brief and Vision
- Site Context & Analysis
- Interpretation
- Design Development
- The Proposal
  - Character
  - Access
  - Movement
  - Environmental Sustainability
  - Community Safety
  - Response to Planning Policy

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate.

The Statement is to be read in conjunction with the accompanying Planning Statement and Transport Assessment along with submitted reports and studies as requested to form a detailed planning package submission.

### Summary of the Proposal

The proposal comprises of full planning permission for:-

- A new retail discount foodstore (Use class A1)
- Associated parking facilities for the foodstore comprising of 135 dedicated spaces. The car park will include 8 no. disabled spaces, 9 no. parent and child spaces, 12 no. cycle spaces (6 hoops) and 8 motorcycle spaces.
- A new 716m<sup>2</sup> GEA B1/B2/B8 Unit (Employment Unit 1).
- Associated parking facilities for Employment Unit 1 comprising of 10 dedicated spaces including 2 disabled spaces and 6 no. cycle spaces (3 hoops).
- Estate Road.
- Pedestrian access routes and servicing.
- Structured low maintenance landscaping.
- Outline planning permission for layout for B1/B2/B8 use (totalling 4,870m<sup>2</sup> GEA) all matters reserved.

### The Brief and Vision

The brief for the scheme is to unlock the site for future employment development through the implementation of an ALDI foodstore and Employment Unit 1. The full application will allow initial development to take place on site and encourage further development in the future.

The outline application element will provide a means to develop the site in the future, helping to create a vibrant employment area providing jobs within Ruthin's settlement boundary.

### **ALDI Stores Ltd**

ALDI is one of the World's largest privately owned companies with over 6,000 stores across Europe, North America and Australia and they are proud to count themselves amongst the leading global retailers.

ALDI opened its first stores in the UK in 1990 and currently operate approximately 950 stores across the UK and Ireland. The company's corporate office is based in Atherstone in the Midlands although regional offices and distribution centres exist in Atherstone, Bathgate, Bolton, Chelmsford, Darlington, Dublin, Goldthorpe, Neston, and Swindon.



ALDI is able to achieve lower prices through an extraordinarily efficient operation, from the sourcing of its products, to the retail experience in store. In an ALDI store, you will not find 100s of versions of the same thing. ALDI focuses on quality rather than quantity; stocking a range of groceries that includes everything shoppers need, every day of the week. This allows ALDI to get the lowest prices from suppliers – then pass on the savings to customers with quantity discounts.

As a Foodstore with predominately own labelled brands, ALDI would not compete directly with existing businesses. For instance, it does not have an in store butcher, fishmonger or café and does not sell cigarettes or tobacco products. This allows local businesses to flourish as customers link trips with the ALDI store and other local shops.

ALDI stores and its discount operation are established and widely recognised within the UK. However, to address the dynamic nature of retailing and changing expectations of customers, the company continually reviews its property portfolio and store operational requirements.

ALDI has developed a number of stores in line with this approach, and the proposed design for the site off Lon Gwernydd includes the very latest design features, resulting in a high quality and modern facility for the area.

Please refer to the Planning Statement for more details.

## 3.0 Site Context & Analysis

The total planning application site area totals 36,291m<sup>2</sup> (8.968 acres) split into a full application boundary measuring 15,369m<sup>2</sup> (3.798 acres) and outline application boundary measuring 20,922m<sup>2</sup> (5.170 acres).

The development site is located to the North West of Ruthin and situated circa 1 mile from the town centre. Ruthin has a population of 5,461 and is close to neighbouring villages of Rhewl to the north and Llanfair Dyffryn Clwyd and Pwllglas to the south.

The site is bordered by the A525 to the west. Brickfield Lane is directly to the North of the site which connects to a series of industrial units. The Ruthin Farmers Auction is located to the South.

The A525 corridor is predominantly populated with industrial units in context with the immediate site. The wider context is a rural setting with small collection of residential properties (Ruthin town centre and residential properties are established to the South West and South).

The A525 is a major arterial road connecting Ruthin to St Asaph and Rhyl to the North. The site is located to the North of Ruthin North Link Road which connects the A494 to settlements to the East including Mold.

The proposed development is to provide ALDI foodstore provision for the town of Ruthin and the wider area. The provision of the ALDI foodstore allows the site to be unlocked for the employment allocation use by providing an access road into the site. As part of the full application Employment Unit 1 is proposed to accompany the foodstore at the new site which works with the foodstore to fulfil local employment requirements. As part of the outline application further employment units are proposed.



Development Boundary      Main Highway Routes



**3.0 Fig. 1**  
View towards the South East of the development site.



**3.0 Fig. 2**  
View towards the North West of the development site.



**3.0 Fig. 3**  
Access to Brickfield Lane bordering the North of the site



**3.0 Fig. 4**  
Units to the North East of the site.



**3.0 Fig. 5**  
Units to the North East of the site.

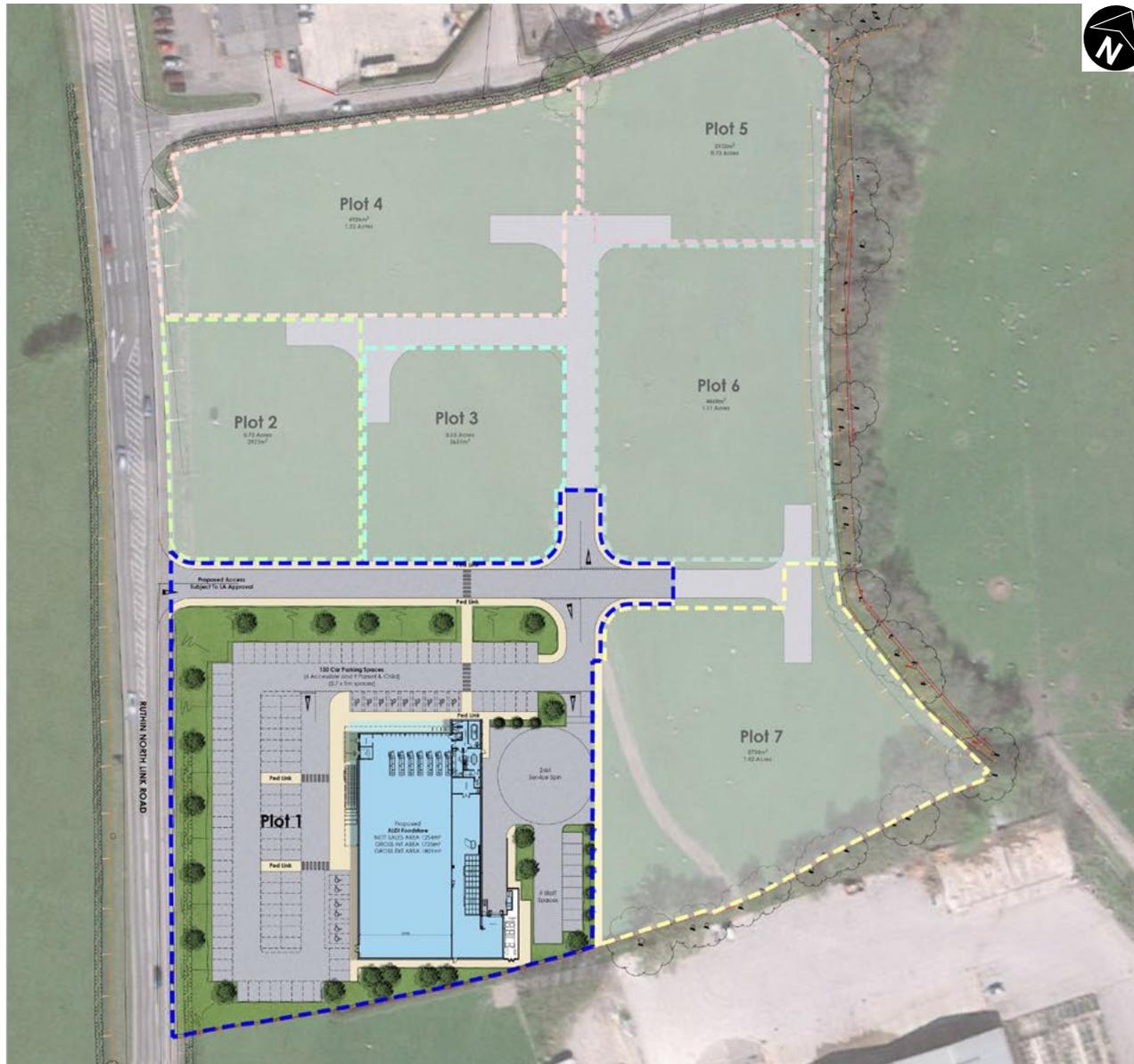


**3.0 Fig. 6** - Esso Petrol Station and roundabout connecting Denbigh Road and A525

### General Design Principles

The following key design principles for the development of the site have been identified from a detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines:

- To visually enhance the approach along the A525 by developing this prominent site in an appropriate way.
- To create a safe and convenient customer car park for both the ALDI Foodstore and Employment Unit 1 accessed from the entrance position along the A525, whilst maintaining the pedestrian footpath and cycle track.
- Improved pedestrian access into the site from the A525 and a clear pedestrian route through the site.
- To update and enhance the site's visual amenity creating a modern, sympathetic and exciting addition to the local area.
- To create job opportunities for the local area employing local contractors and labour during the construction of the store.



Two formal pre-application meetings were held on 31st July 2017 and 25th September 2018, attended by ALDI, The Harris Partnership, CRA, JLL, Liberty Properties and the Landowner to discuss the proposal.

The site is a designated 'employment site'. This policy was discussed.

As the ALDI foodstore would act as a catalyst for the site and create the access road from the A525 this was seen as positive to allow the development for the remainder of the site to come forward.

The overall design principle and layout for the ALDI and the Employment development layout was accepted.

Comments and considerations for the site were suggested, including:

- Timescales for the development of the Employment units in relation to the ALDI Foodstore
- Ecology
- Lighting Strategy
- Boundary Treatment
- Cycle parking and pedestrian routes into the site
- Illumination across the site
- The landscaping should be appropriate for the site



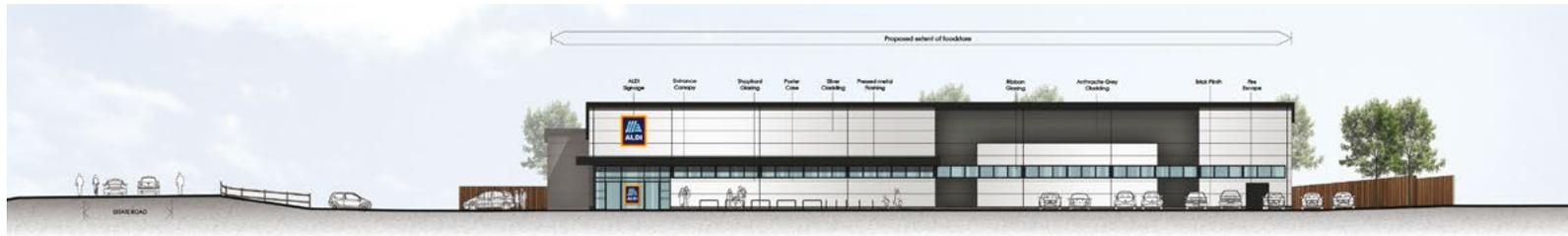


The design developed from the initial meeting with the Local Authority on the 31st July 2017. The previous proposal showed the site divided into potential plots. At the second meeting with the Local Authority on the 25th September 2018 an employment unit was shown within the full application and an open storage area.

The highways design and access was updated to specialist design to include a pedestrian and cycle footway into the site as discussed at the meeting on the 31st July 2017.

The elevations for the ALDI foodstore were updated in line with the current ALDI specification. The silver and anthracite cladding were retained as the primary materials, alongside the shop front glazing. This was seen as an appropriate material palette, and no concerns were raised due to the industrial nature of the area.

At this stage of the design process the elevations for the employment units hadn't been developed. It was to be agreed with all parties to what elements were to progress for the full and outline application.



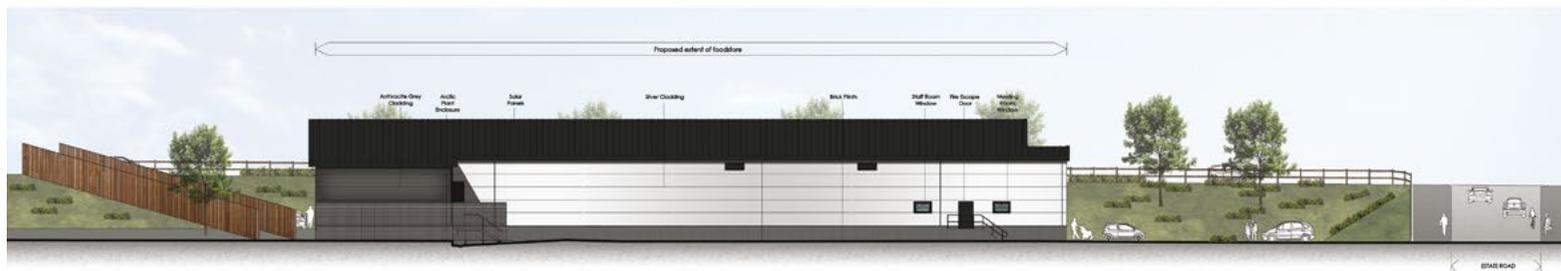
ELEVATION A: SHOP FRONT ELEVATION TO RUTHIN NORTH LINK ROAD



ELEVATION B: SHOP FRONT SIDE ELEVATION



ELEVATION C: SIDE ELEVATION



ELEVATION D: REAR ELEVATION TO SERVICE YARD

Proposed Coloured Elevations taken from The Harris Partnership Drawing Reference 13850 Ruthin Elevations V027 presented in Pre-App

### 6.1 Character

#### Use

The proposal includes the development of the site for the provision of a new 1315m<sup>2</sup> sales format food store and the development of a car park in line with ALDI's current requirements, along with a new 716m<sup>2</sup> GEA Employment Unit and estate road. The outline application area of the site consists of a range of employment units (B1/B2/B8 use classes).

The site is currently undeveloped but has an allocation for Employment use. The inclusion of the ALDI will act as a catalyst for the site by implementing the access road from the A525, opening the site up to further development.

The development is fully integrated into the area through its connections by foot, cycle and private car transport routes which will remain unaffected.

#### Amount

An ALDI store is a modest scale supermarket often fulfilling a neighbourhood shopping role as well as attracting customers from the surrounding area. ALDI's customers generally use other shops and stores as well as ALDI in order to fulfil their grocery shopping and local service needs. ALDI is, therefore, complementary to the existing pattern of trading both in existing local/town centre shopping areas as well as working on outskirts of towns.

The proposal is to form an ALDI foodstore with a sales area of 1,315m<sup>2</sup>, with additional warehouse, staff and office facilities, totalling 1,786m<sup>2</sup> gross internal area (1,862m<sup>2</sup> gross external area). The scheme provides a total of 135 car parking spaces; 9 no. parent and child spaces, 8 no. disabled spaces, 12no. cycle spaces (6 hoops) and 8 motorcycle spaces. Situated on the other side of the access road, adjacent to the foodstore is to be Employment Unit 1 with an internal area of 653m<sup>2</sup> (716m<sup>2</sup> external area), with flexibility to be amalgamated into two or three units dependant on tenant interest and the provision of 10 no. dedicated parking spaces; 2 no. disabled spaces, 6no. cycle spaces (3 hoops) and 1 motorcycle space.

#### Layout

The proposed site layout is informed by the design parameters of the site, such as the change in levels between the site and the A525. The ALDI store and Employment Unit 1 are located to the West of the site, running alongside the A525 as these elements will be constructed first and allow maximum customer and occupier visibility into the scheme.

The proposed orientation of the ALDI foodstore allows the service area of the store to be positioned to the East of the site, which will utilise the natural lay of the land to create a natural dock service point situated 1.3m below FFL. This allows the store's primary elevations to face the A525 and the access road into the site, hiding the service area from the public's view.

Employment Unit 1 is situated to the North of the access road. To combat level change the access road runs around the unit into the car park and service area to adjacent to the A525.

The proposed ALDI provides shop front glazing with an active façade treatment to the principal elevation. The store entrance is located along the western elevation, by way of an internal lobby arrangement beneath the feature canopy, taking advantage of the prominent view of the ALDI foodstore when travelling along Lon Gwernydd and giving customers direction in to the proposed store.

The proposed scheme implements a new vehicular access position from the A525. This access point will provide the customer access and service vehicle access. To combat the significant level change from the A525 down to the site, there is a graded access road, from this there is a right turn into the ALDI plot and a left turn to the proposed Employment Unit 1. Within the ALDI plot there is a dedicated service area, which is accessed immediately from the site entrance, to assist with the safe running and operation of the store. (Please refer to the accompanying Transport Assessment for more details).

The internal layout and operation of an ALDI store has been designed to be efficient and practical for use by customers. These matters are routinely reviewed and monitored and adjustments made to the model as required. It is also designed to be accessible by all including disabled and elderly persons.

### **Form and Scale**

An ALDI store is a modest scale supermarket that provides a limited product range. The total range of products is approximately 1,900 lines. This is limited in comparison to other grocery stores and supermarkets which carry between 2,500 and 40,000 product lines, with superstores carrying up to 60,000 lines.

The layout of an ALDI store is eminently practical. Its design reflects the company philosophy of offering unrivalled value for money through cost effective management. There is no unnecessary expenditure on elaborate shop fittings, with the resultant savings being reflected in low prices. Merchandise is sensibly displayed in specially designed cases to eliminate stocking time and allow easy and efficient re-stocking.

ALDI make enormous efficiency gains in this area and passes the savings directly to the customer.

The proposed ALDI and Employment Unit 1 sit well within its context. Both units are set down from the A525 appearing to be single storey. The ALDI foodstore's mono-pitch roof 'blade' design also follows the existing topography of the site with the roof sloping down from the Western elevation, thus helping the store fit in with the existing context.

### **Appearance**

The majority of properties in the surrounding area are industrial units which feature cladding as the primary material. Therefore a simple palette of materials and crisp contemporary style are proposed to complement the local area by way of introducing a modern addition to the local vernacular and immediate context. The new ALDI store and the proposed unit utilise a combination of charcoal brickwork plinth, anthracite grey and metallic silver cladding. Bringing a modern aesthetic to the area whilst representing qualities of the nearby industrial properties.

The ALDI store will have large elements of shop front glazing along the western elevation, a look-a-like element of glazing adjacent to the store entrance/ exit along the north elevations, together with a contemporary pressed metal entrance canopy in anthracite grey covering the trolley bay area and entrance to provide a feature for both the north and west elevations. The internal lobby arrangement will direct customers to the stores entrance providing a focal point.

High level glazing will flood natural light over the top of the sales area in a ribbon arrangement in line with the canopy structure along the north elevation of the ALDI to add interest and visual prominence to the principle elevations thus assisting in providing an active façade to the store from the main public approach.

Employment Unit 1 is subdivided into three units, each with their own roller shutter access door and glazed entrance area, drawing customers to the individual entrances. The appearance of the units will be in keeping with the material palette proposed for the ALDI foodstore, generating a consistent theme throughout the scheme.

### **Materials Specification for ALDI Foodstore**

- Combination of charcoal brickwork plinth, anthracite grey and metallic silver cladding. Polyester powder coated aluminium shopfront glazing frames & doors - RAL 7016 (Anthracite)
- Polyester powder coated aluminium high level window frames – RAL 7016 (Anthracite)
- Polyester powder coated aluminium canopy fascia – RAL 7016 (Anthracite)
- Satin polished stainless steel trolley bay rails
- Polyester powder coated mild steel Fire Exit & Personnel doors
- Sectional up and over door to service bay – RAL 7016 (Anthracite)

### **Materials Specification for Employment Unit 1**

- Combination of charcoal brickwork plinth, anthracite grey and metallic silver cladding.
- Polyester powder coated aluminium glazing frames & doors - RAL 7016 (Anthracite)
- Polyester powder coated mild steel Fire Exit & Personnel doors

**Outline Application**

The outline element of the application follows the same principles as Employment Unit 1.

Please see below table of indicative dimensions for units of the outline phase. Please note that this is subject to a reserved matters application.

<b>Unit</b>	<b>Ridge Height</b>	<b>Width</b>	<b>Length</b>	<b>Area (GEA)</b>
Unit 2	7.25m	20m	31m	620m <sup>2</sup>
Unit 3	7.27m	19.5m	23.2m	460m <sup>2</sup>
Unit 4	7.30m	20m	48m	954m <sup>2</sup>
Unit 5	7.30m	20m	35.8m	716m <sup>2</sup>
Unit 6	7.34m	20m	20.8m	416m <sup>2</sup>
Unit 7	7.06m	16m	75m	1,197m <sup>2</sup>
Unit 8	7.30m	20m	25.5m	507m <sup>2</sup>

**Total Area:** 4,870m<sup>2</sup>



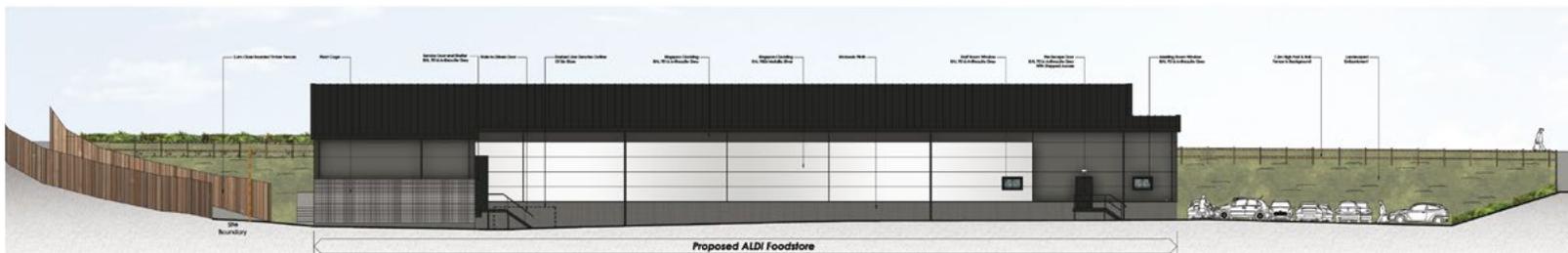
Proposed Site Plan taken from The Harris Partnership Drawing Reference 13850 Ruthin Site Plan V102D



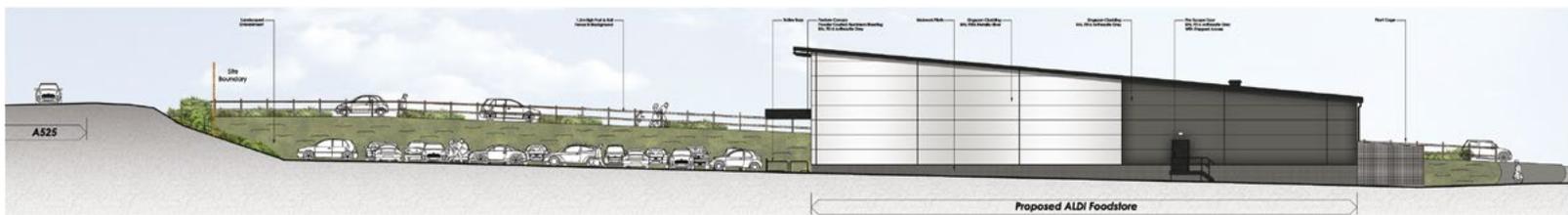
ELEVATION A



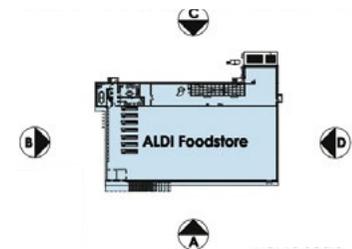
ELEVATION B



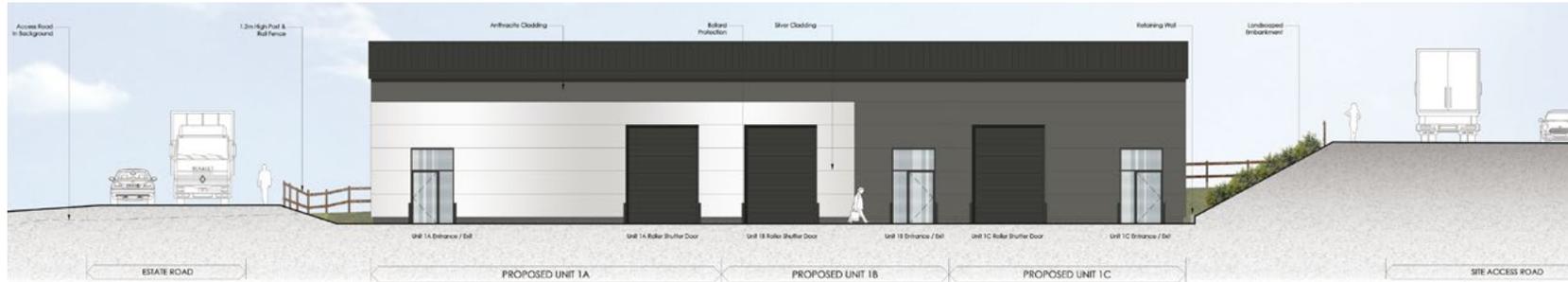
ELEVATION C



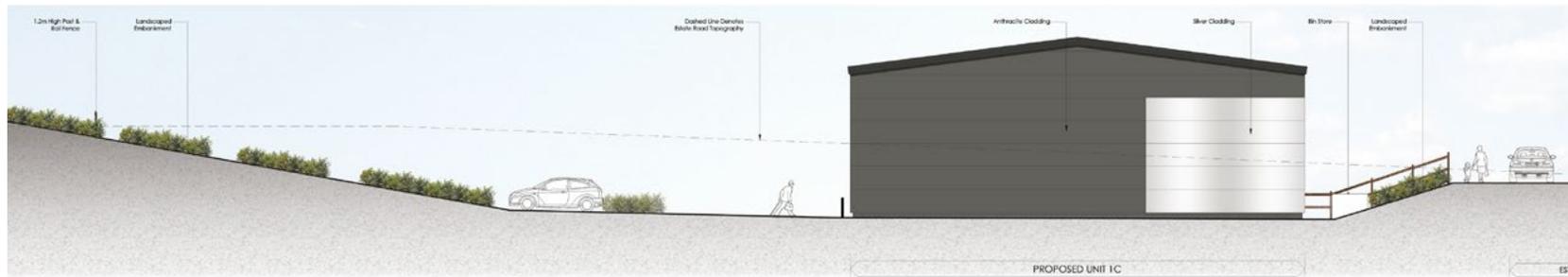
ELEVATION D



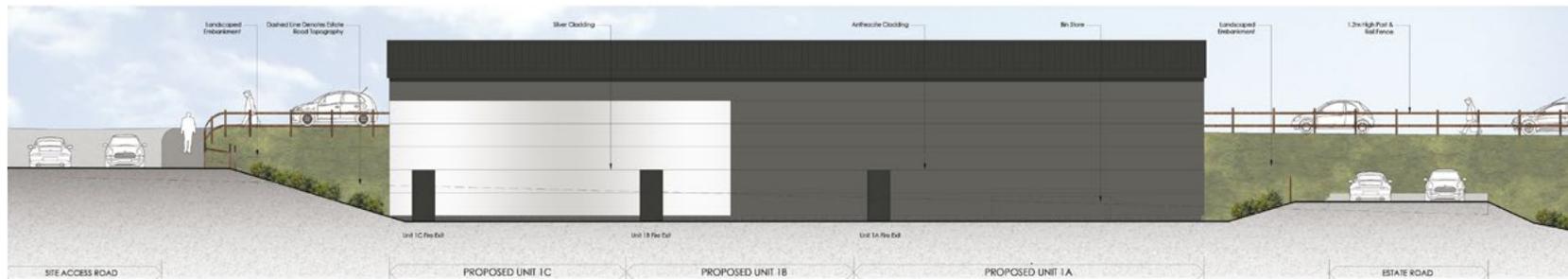
Elevation Key - Not To Scale



ELEVATION A



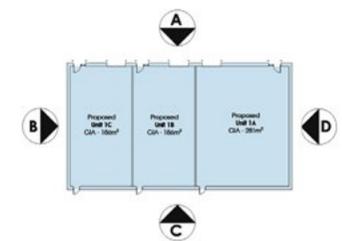
ELEVATION B



ELEVATION C



ELEVATION D

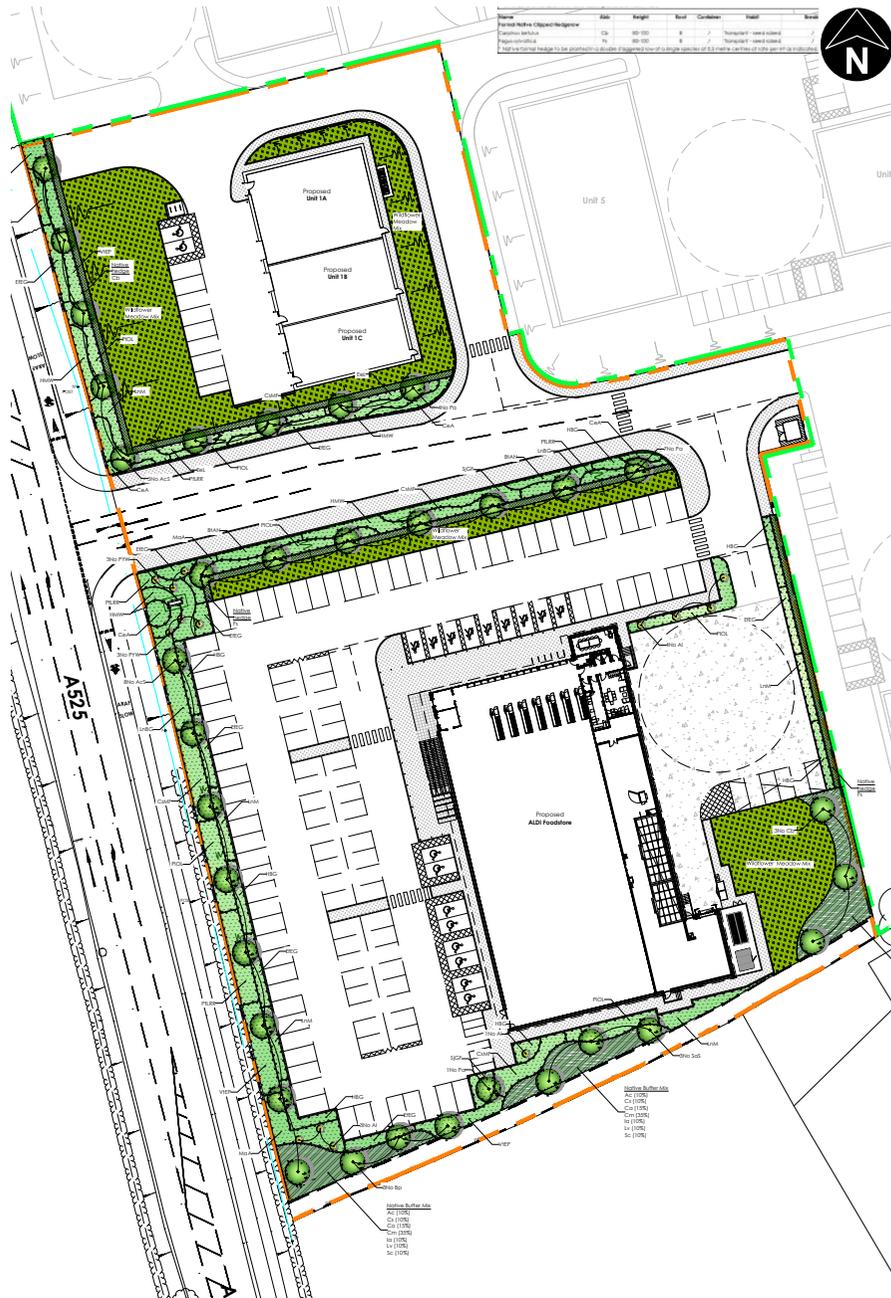


Elevation Key - Not To Scale

Proposed Employment Unit 1 Elevations taken from The Harris Partnership Drawing Reference 13850 Ruthin Elevations V111D







### Landscaping and Boundary Treatment

Proposed ornamental trees and native species and other landscaping will be added to the site to soften the appearance of the car park and service areas. The hard and soft landscaping within the development boundary will be enhanced by pedestrian routes and new ornamental and native planting. This proposed ornamental shrub planting will provide interest to the site and provide ALDI and Employment Unit 1 with a low maintenance landscape proposal.

Changes in materials have been carefully selected to highlight the routes through the ALDI car park, in particular, marked pedestrian crossing linking the store entrance. The scheme will have formal landscaping including a quality paved area beneath ALDI's entrance canopy which will further emphasise this area on arrival from the pedestrian crossing approaches to the store entrance. The formal entrance into the site is intended to have a scheme wide approach marking the arrival with clear directional signage for the key elements within the site.

A new 1.2m high timber post and rail fence will be implemented to the Western site boundary along Lon Gwernydd. This post and rail fence will track down both sides of the access road into the site. The 1.2m High Post and rail fence will be continued along the North and East sides of the proposed Employment Unit 1.

To the East and Southern boundary of the ALDI plot, situated alongside the service area a 2.4m high close boarded timber fence is proposed.

### 6.2 Access / Movement

The vehicular access for both customers and service to the site will be from a new access road from the A525. The proposal will be fully DDA compliant with level access. Within the site it will be gently graded throughout to allow free flowing movement.

In accordance with current DDA standards, there is provision for 8 no. disabled parking spaces for the ALDI foodstore and 2 no. disabled parking spaces for Employment Unit 1. These spaces will be 6.2m by 3.6m and level with footpaths. Disabled parking and 9 no. parent and child spaces (for the ALDI Foodstore) are easily accessible and located adjacent to the store entrance, together with a dedicated area for cyclist visitors into the site, comprising of 6 hoops allowing for 12 cycle spaces for the ALDI and 3 hoops for 6 cycle spaces for Employment Unit 1. These cycle spaces are easily visible from the principle vistas into the site and are positioned to create natural surveillance over them.

The existing cycle and footpath that runs along the A525 will be extended down the access road to allow pedestrian permeability into the site.

High levels of transparency and visibility will be the approach for the new development, with suitable directional signage provided to the site informing visitors of the location of disabled and parent & child parking spaces. External areas will also be suitably illuminated.

ALDI operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with approximately 3-4 articulated vehicle deliveries per day of fresh food and ambient goods. The delivery is assembled at the centralised distribution depot in Neston. There is one fresh milk delivery made by a rigid vehicle, and finally there is 1 refuse collection and 1 animal waste collection per week which is generally undertaken by a 12m rigid vehicle, this is undertaken when the store is operational. This is covered in more detail in the accompanying Transport Assessment by CRA.

The ALDI store will be constructed with a dedicated internal storage area, delivery ramp and dock leveller system. This enables the drivers to unload products without any external activity. This system reduces potential noise created and therefore does not give rise to harmful effects on any sensitive receptors.

For Employment Unit 1; servicing will be via the main car park/service area which includes a turning head for vehicles.

For further details please refer to the Transport Assessment from CRA.

### 6.3 Environmental Sustainability

#### ALDI Stores

ALDI are committed to achieving sustainable development as part of its operations. As a group, ALDI operates an Environmental Management Policy, which has been endorsed by senior management. The objectives for achieving sustainable development as part of their operations ranges both between the day-to-day running of their retail stores, to designing sustainability initiatives within their new buildings.

ALDI are committed to reducing the amount of waste in demolition and construction by implementing measures to achieve the efficient use of resources. The design and layout will also facilitate the collection and storage of waste. Efficient methods of powering and heating ALDI's store is an important way to help reduce impacts on climate change, reduce energy consumption and reduce energy costs.

ALDI uses a mix of conventional and renewable energy to power its stores. ALDI does not heat its stores by conventional gas methods. A heat recovery system using a refrigerant-to-air-heat-exchanger is used to heat the sales area of each store by using the heat removed from the store's refrigerated display cabinets combined with heat generated through the compression cycle of the central refrigeration plant.

In order to minimise energy demand; re-using and re-cycling any waste energy will be done where possible. The greatest area to recover energy in the store is the 'Waste Heat' generated by the refrigeration system and this is recovered to heat the proposed building which would otherwise be discharged into the atmosphere. The waste heat is harnessed via a CO2 refrigerant lead heat recovery system that rejects the waste heat into a low temperature hot water heating circuit which in turn provides heat to an underfloor heating array. This system provides 100% (115,000 kWh per year) of the total building's heating demand. The heat recovery system has totally removed the need for an independent gas heating system. The underfloor heating system provides heat to the store with a high percentage of radiant heat, minimising the negative affect that the sales floor chillers have on the store heating.

Total energy consumption for a typical store is approximately 270,000 kWh per year. Heating provides approximately 40% of the proposed building's overall energy demand; and the PVs provide approximately 16%. The combination of reusable and renewable sources, circa 56% of energy, provide an excellent sustainable approach to the operation of the proposed building.

A local sourcing policy is utilised for its construction phase that reduces the environmental pollution of long distance transportation. The proposed store would be sourced from the Neston regional distribution centre (RDC) which is the closest ALDI RDC to the site in the UK which also reduces delivery mileage of stock to its stores on a daily basis.

### Sustainability Themes

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- **Sustainable Building Materials:** this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- **Sustainable Construction:** this theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- **Sustainable Transport and Accessibility:** the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- **Waste Management:** the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- **Site Management:** the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

The sustainability measures that are proposed as part of ALDI's development proposals have been developed in accordance with these themes.

Therefore the project will:-

1. Comply with all Statutory Environmental Regulations;
2. Ensure that all environmental matters are taken account of in any business decision;
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected;
4. Endeavour to attain a reputation for effective environmental management;
5. Attempt to maintain resources which are scarce or non-renewable;
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment;
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used;
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised;
9. Undertake an on-going procedural review of its operations in order to minimise the environmental effect of its operations;
10. ALDI is ever mindful of its responsibility to the environment.

### **Recycling and Waste Reduction**

ALDI Stores Ltd is wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

### **Operational Waste**

ALDI Stores Ltd reduces the amount of waste created by careful and efficient management and, also, provides the recycling of such waste where practicable. Waste reduction is maximised wherever appropriate, as well as the use of environmentally friendly cleaning agents which do not contain phosphates or CFCs. Electrical energy and heating energy is conserved by the widespread use of time switches.

### **Site Waste**

Strict site procedures help to keep site waste to an absolute minimum which not only helps environmentally, but also reduces costs applicable to ALDI's operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently. All waste materials are stored in a safe and secure manner and kept in appropriate containers.

ALDI Stores Ltd utilise registered waste carriers and where substances, which ALDI are not registered to dispose of are involved, ALDI ensure that only companies with the relevant waste disposal management licence are contracted.

When waste changes hands ALDI ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

### **Sustainability Issues**

ALDI place sustainability issues at the heart of their business decisions identifying that this is essential to use resources efficiently with the minimum of energy consumption, to deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

Products will be specified from suppliers/manufacturers who uphold the correct environmental codes and who source their materials from sustainable sources or approved producers.

Where possible and practical, water based paints will be used and, where not, low toxic paint will be used.

Light fittings will be of low energy type and switched on by presence detectors.

All timber, including that for formwork and studwork will be FSC certified and obtained from renewable sources backed by certification to current government standards.

Where possible materials and labour will be sourced locally to create energy savings.

Materials will either be of long life usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type. The aim is to make the building work as non-toxic as possible to the environment.

## Conclusion

The environmental issues facing us all are extremely important and it is evident by the aims set out in our policy document that ALDI Stores UK is fully committed to these issues.

## Summary of Measures for Sustainability

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
<b>Minimise Energy Use</b>		
	<b>Improving Building Envelope</b>	<ul style="list-style-type: none"> <li>- Improve building fabric performance by using materials with low U values.</li> <li>- Reduce Air Permeability for the development.</li> </ul>
	<b>Reducing Energy Demand</b>	<ul style="list-style-type: none"> <li>- Use high frequency ballasts on all Fluorescent and Compact Fluorescent Lamps (CFL's).</li> <li>- Detailed Specification of energy saving fitting for refrigeration system.</li> </ul>
	<b>Allocation of Renewable Energy</b>	<ul style="list-style-type: none"> <li>- Re-use of waste heat from refrigeration system to heat the retail area</li> </ul>
	<b>Further Measures</b>	
<b>Sustainable Building Materials</b>	<b>Material Specification</b>	<ul style="list-style-type: none"> <li>- Use of recycled and secondary aggregates where possible.</li> <li>- Use of timber from sustainable sources, including the reuse of timber where possible, whilst procuring new timber from sustainable sources such as FSC and PEFC sources.</li> <li>- Use of materials that where possible have a low embodied energy, including making firm commitments to procure materials from local sources where possible.</li> <li>- Procuring materials will be done with consideration to manufacturers and suppliers with accredited EMS and ISO Standards.</li> </ul>
<b>Sustainable Construction</b>		<ul style="list-style-type: none"> <li>- The contractors will be signed up to the relevant CCS come and comply with best practices in construction and site management.</li> <li>- Working hours would be restricted to ensure disturbance is minimised outside of these times.</li> </ul>
<b>Sustainable Transport and Accessibility</b>		<ul style="list-style-type: none"> <li>- Cycle parking for the site is provided for Customers and staff.</li> <li>- Local Residents can visit the store on foot.</li> </ul>
<b>Water Conservation and Management</b>	<b>Water Use within the Retail</b>	<ul style="list-style-type: none"> <li>- A pulsed water meter would be proposed for the development to monitor water use.</li> <li>- 2/4 litres WCs in retail store.</li> </ul>
	<b>Minimising Flood Risk</b>	<ul style="list-style-type: none"> <li>-Proposals would be put forward that would not add to the flood risk in the area.</li> </ul>

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
<b>Waste Management</b>	<b>Construction Waste</b>	<ul style="list-style-type: none"> <li>- Recycling would occur during the construction phase where waste would be segregated and split into recyclable components.</li> <li>- General waste would be disposed of responsibly and sent to licenced waste handling facilities.</li> </ul>
<b>Reduction of detrimental Environmental Effects</b>		<ul style="list-style-type: none"> <li>-Hydrocarbon traps will be placed around the perimeter of the car park area where necessary.</li> <li>- The development does not include materials that are toxic to humans.</li> <li>- All insulation materials and refrigerants have an ODP value of 0 and a GWP of 5 or less.</li> <li>- Where necessary, land contamination would be remediated.</li> <li>- External lighting will be compliant to best practice guidelines from the institute of Lighting Engineers (ILE) Guidance note: GN01.</li> </ul>
<b>Site Management</b>	<b>Commissioning and Handover</b>	<ul style="list-style-type: none"> <li>- A building user guide and building education would be provided as part of the development's handover.</li> </ul>

### **Employment Unit 1**

The development will aim to incorporate environmental considerations throughout the building as is practical, based on the following sustainability themes:

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- **Sustainable Building Materials:** this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- **Sustainable Construction:** This theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- **Waste Management:** the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- **Site Management:** the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

Therefore the project will:-

1. Comply with all Statutory Environmental Regulations;
2. Ensure that all environmental matters are taken account of in any business decision;
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected;
4. Endeavour to attain a reputation for effective environmental management;
5. Attempt to maintain resources which are scarce or non-renewable;
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment;
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used;
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised;
9. Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations;
10. We are ever mindful of our responsibility to the environment.

### 6.4 Community Safety

The proposal has been designed with safety and crime prevention in mind. It will adopt principles of secure design wherever possible to provide a secure building and site.

The following principles have been considered when designing the building:

#### External Layout ALDI

- The general layout of the development is relatively simple and easy for customers to understand and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively 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 A525, allowing a good level of natural surveillance.
- Glazed areas to the side of the buildings are protected with anti-ram raid bollards.
- Cycle parking for customers will be close to the ALDI store entrance.
- The proposal will introduce new lighting columns across the site which will have LED lights fitted to give a uniform level to the car park and service area. Lights will be operated by a time clock and photocell override. Lights will be protected with covers against vandalism.
- Bin stores will be fully enclosed in the bin cage to the service yard.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/miss-use.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

#### Building design ALDI

- Windows will be installed to BS7950 with perimeter steel door and frame sets. The windows will be fixed glazing. Windows will have laminated double glazed units.
- External security shutters over the entrance / exit doors out of hours.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrances to the ALDI store for customers are in obvious positions and clearly visible from the car park
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible.

### External Layout Employment Unit 1

- The general layout of the development is relatively simple and easy for customers to understand.
- Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- The entirety of the car parking is well overlooked from the frontage of the building and is readily visible from the A525, allowing a good level of natural surveillance.
- Vulnerable areas to the front of the building are protected with anti-ram raid bollards.
- Cycle parking for customers will be close to the Units store entrance along the principle pedestrian access route.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

### Building design Employment Unit 1

- Windows will be installed to BS7950 with perimeter steel door and frame sets. The windows will be fixed glazing. Windows will have laminated double glazed units.
- External security shutters over the entrance / exit doors out of hours.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrances to the Units for customers are in obvious positions and clearly visible from the car park
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible.

### 6.5 Response to Planning Policy

PPW places emphasis on encouraging sustainable and inclusive patterns of development through good and inclusive design. Good design gives the opportunity to reduce energy use, tackle CO<sub>2</sub> emissions and promote sustainable patterns of development. The accessible location of the site, combined with the modern design of the building will ensure these issues are addressed.

The application conforms to PPW as the proposal seeks to promote economic development and facilitate sustainable economic growth by building in a highly accessible location that will promote increased choice and competition.

Design is a key consideration in the determination of an application for economic development whereby proposals should secure a high quality inclusive design.

Please see the supporting Planning Statement for a detailed planning policy justification for the proposals.

This Design and Access Statement is submitted in support of a proposal for the comprehensive and coherent development of land off the A525, Ruthin. Careful consideration has been given to determine appropriate locations for building layouts, massing, access points and pedestrian routes, whilst also focusing on the overall scheme, the existing topography, landscaping and neighbouring properties that are in close proximity to the site.

The proposal comprises of a 1,862sqm (gross external floor area) ALDI foodstore and a 716sqm B1/B2/B8 unit (gross external floor area) with car parking, servicing, landscape and access, and outline application for B1/B2/B8 use floorspace. The development is accessed via vehicular and pedestrian routes. Utilising a combination of contemporary design with a mix of modern materials and detailing ensures a high quality development that integrates successfully with the existing vernacular.



[WWW.HARRISPARTNERSHIP.COM](http://WWW.HARRISPARTNERSHIP.COM)