

Our Ref: 04C300178
Your Ref: 12011147

T: +44(0)8449020304
F: +44(0)1619564009

Development Management,
Hinckley & Bosworth Borough Council,
Hinckley Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR.

Dear Sir/ madam,

**APPLICATION FOR A NON MATERIAL AMENDMENT TO S73 APPLICATION
20/01278/CONDIT AT ALDI REGIONAL DISTRIBUTION CENTRE, BARDON.**

On behalf of Aldi Stores Limited ('the Applicant') we enclose with this letter an application for a Non Material Amendment under Section 96(A) of the Town and Country Planning Act (1990) of planning permission 20/01278/CONDIT which was granted on 16th February 2021. The original application reference 20/00224/FUL permitted the following on site:

"Construction of a distribution centre (Use Class B8) with ancillary office accommodation (Use Class B1(a), gatehouse and access arrangements, car parking (including access tower and bridge link), HGV bays, vehicle maintenance unit, refuse and recycling area, sprinkler tanks, landscaping and other associated works (20/00224/FUL)"

The application was later varied through a Section 73 application for the following approved 16th February 2021:

"Variation of condition 2, 3, 4, 5, 14, 15, 18, 19 and 25 of planning permission 20/00224/FUL to enable a series of minor material amendments to be made to the originally approved development."

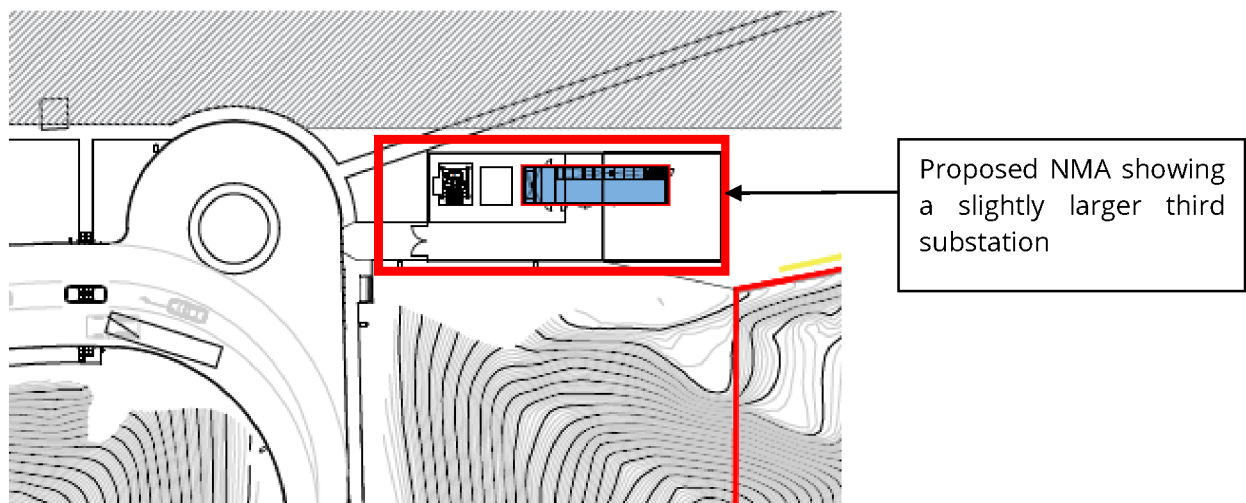
The following has been submitted as part as part of this NMA application:

- Site Plan Proposed HV Sub Station by STOAS Architects dated 10th March 2023 (ref: A 0020 A5 P01).
- HV Substation Plans, Section Elevation by STOAS Architects dated 28th February 2023 (ref: A 3017 A5 P03).

Background to the Proposed Amendments

The purpose of this NMA application is to provide a new external HV substation on their Bardon Regional Distribution Centre (RDC). The proposal would be located at the current incoming services hub stations to the right of the small roundabout is located.

A minor expansion of hardstanding would be necessary to accommodate this. Currently the approved plans show three substations (see figure 1 below), however, this will change to two with the third being replaced with the proposed structure (shown on the proposed site plan below). As the proposed plan shows the current fence boundary would not be impacted and the proposal would run parallel to the original fence meaning no trees or car parking will be impacted.



In terms of the extent of the proposal shown in the attached plans, this would relate to the following:

- The proposed amendment is within the approved boundary of application 20/00224/FUL and only requires a small expansion of hardstanding to accommodate the structure, therefore it is Aldi's opinion this does not warrant a separate application.
- As Aldi's footprint has grown in the region, the demands on this RDC necessitate this minor addition as essential for the operation of this facility.

- The current plans show three substations; however, the amendment would change this to two with the third being proposed within the structure. It is our view that this would represent a more visually pleasing and compact HV substation structure appropriately fitting into its surroundings.

The planning application fee has been calculated as £266.20 (including £32.20 service charge) and this amount has been paid via BACS to the Planning Portal (ref: PP-12011147). I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours sincerely



Joseph Smith
Senior Planner



For and on behalf of Avison Young (UK) Limited