

# WELCOME

Aldi Stores Ltd are delighted to be bringing forward a planning application to develop a new discount foodstore at the former 'City Gate' office site located on Hareness Road, in the Altens area, of south Aberdeen.

The proposals will provide a more sustainable, and local, food shopping choice for those living within the south of the city, including the communities in Kincorth, Cove and Torry. The development will also help regenerate a high-profile site that has lain vacant for a number of years, delivering both investment and jobs to the local area.



View of proposed Aldi store taken from inside the site looking North-east



Application Site



Everyday Amazing.

# ABOUT ALDI

Aldi launched in the UK in 1990 and we now operate over 910 stores. In Scotland there are currently 96 Aldi stores and we are always planning to bring our award-winning products to more locations throughout the country.

Aldi achieves lower prices through an extraordinarily efficient operation, from product sourcing to the retail experience in-store. At Aldi, we focus on quality and value rather than quantity, stocking a range of everyday groceries, rather than 100s of varieties of the same products.

We know that customers get quality and value when shopping with us, having recently been voted 'Best Grocer 2019' in the Retail Week Awards, alongside numerous other accolades.



# ALDI IN SCOTLAND



**BEST OF SCOTLAND**

We bring you more than **450 Scottish products** in store every day.



All of our eggs are laid by hens in **Scotland**



Our McCallums Fresh Milk is **100% Scottish**



We have more than **90 stores across Scotland.**

[STORE FINDER >](#)

## Scottish award winners.

From beers and burgers to shortbread and salmon, we've been busy winning awards for our amazing Scottish products.



We work closely with over **90 Scottish suppliers** to bring you the best quality products at the best possible prices.



We're committed to bringing you the best quality products that Scotland has to offer. From juicy Scotch Beef steaks to tender Scotch Lamb, delicate Scottish Salmon and more.

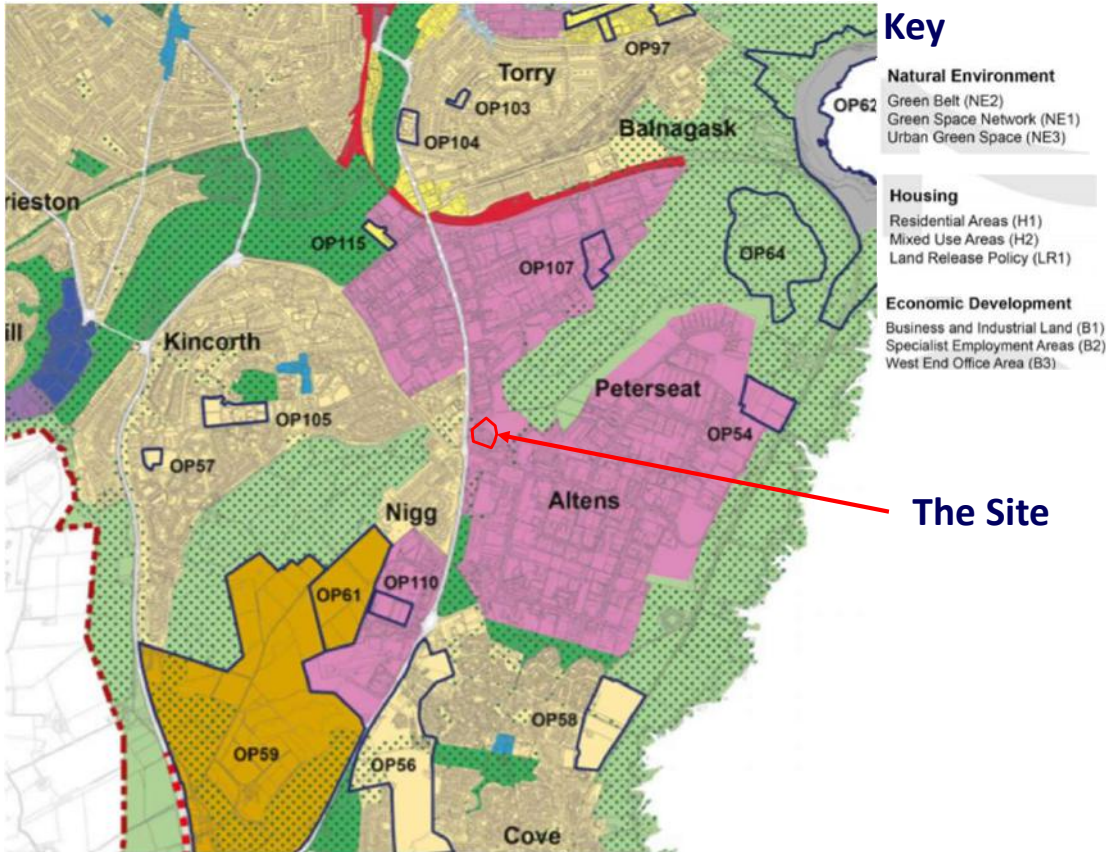
From our core range of 1,880 lines, our dedicated Scottish buying team source over 450 products from Scotland, with the aim of increasing this further over the coming years. These Scottish products equate to 20% of sales in Scotland. At Aldi you will find a range of high-quality foods, seasonally fresh, with an unmistakable Scottish flavour.

Aldi is proud to support Scottish producers and use local suppliers from the Dunbartonshire area. This includes suppliers of bakery goods, meat and fish products, soft drinks, spirits and alcoholic products.

Over the last 5 years, we have increased our market share significantly, from 4.8% in 2014 to 7.8% in 2020.



# PLANNING CONTEXT AND EMPLOYMENT LAND MATTERS



Extract from Aberdeen City Local Development Plan Proposals Map

**Planning** - the site is located at the edge of the Altens Industrial Estate and is designated as a Business and Industrial Land under *Policy B1* of the Local Development Plan. The policy supports the use of such land for typical employment uses such as offices.

**City Gate Site** – the site is currently occupied by a vacant three-storey office block, which will shortly be demolished due to the limited interest in its re-occupation despite marketing since 2018. Due to this and also the large volume of vacant offices across the city, other land uses for the site were more recently considered, including for retail development.

**Improved shopping facilities** – the Council’s most recent retail study recognises the need for improved shopping provision to serve the south of the city and Aldi have long-held ambitions to improve their offering in this part of Aberdeen.

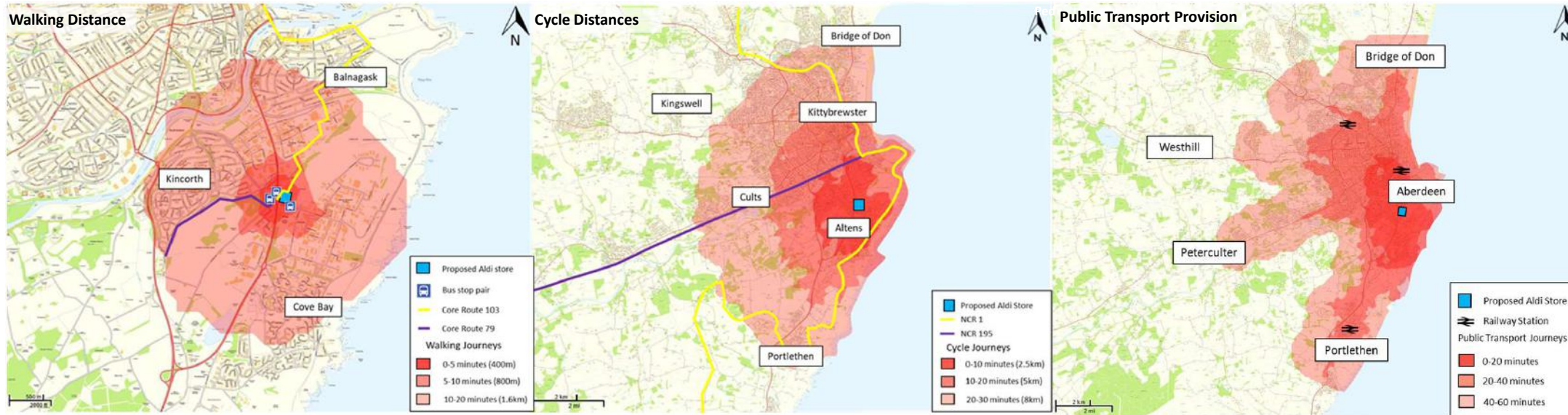
**Employment Generating Use** – Whilst not a traditional employment use, Aldi boast their own strong economic credentials in the form of up to 35 jobs and will result in a +£3.81m investment into the area.



Proposed South- Eastern Elevation of the new Aldi store



# ACCESSIBILITY



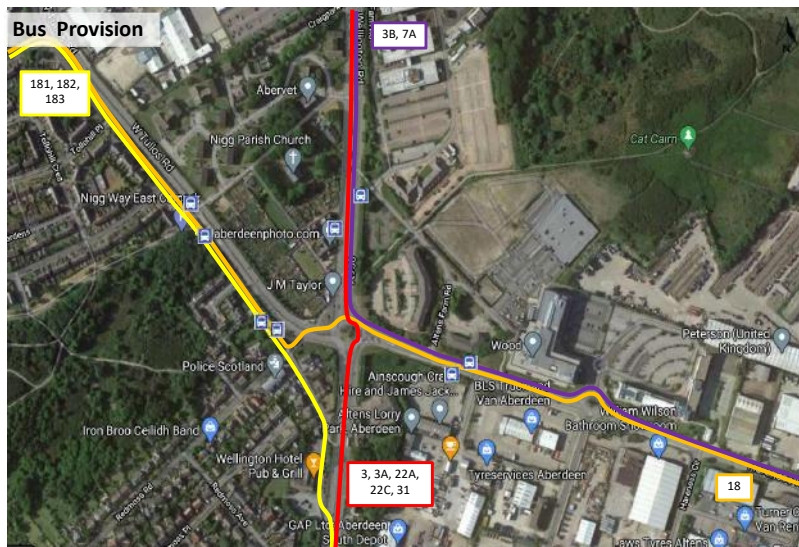
The site is accessible by a variety of modes of transport including:

**On foot:** Footways are available along all the surrounding roads, including controlled and uncontrolled crossing points, giving easy access to bus stops and surrounding residential areas. As part of the development proposals, the footpath running along the western store perimeter will be upgraded.

**By cycle:** A large proportion of surrounding residential areas can be reached within a 10-minute cycle as well as National Cycle Route (NCR) 1, that runs north/south, connecting to Portlethen, Aberdeen City Centre and NCR 195.

**By bus:** Buses are available on Hareness Road, Wellington Road and Abbotswell Crescent that can all be reached within a 5-minute walk. Stops provide access to multiple frequent services

**By car:** Vehicle access will be taken via a new junction onto Altens Farm Road.



# OUR PROPOSALS FOR ALTENS

Aldi would like to bring a new, modern foodstore development to Altens to serve the communities of Kincorth, Torry and Cove. The proposals will improve the range and quality of shopping available, reducing travel distances to more distant supermarket locations and providing residents with access to its high-quality offer and award-winning low prices.

The proposal will deliver a 1,896sqm gross / 1,315sqm net foodstore, with 109 parking bays (78 standard, 9 parent and child, 7 disabled, 11 staff, 4 electric charging spaces) and 8 cycle spaces.

Pedestrian routes will be made available from both Wellington Road and Altens Farm Road, allowing residents from nearby neighbourhoods to conveniently walk to the store. A new vehicular entrance into the site will be created off Altens Farm Road to specifically serve customers arriving by vehicle, whilst a separate servicing access will be available further along that road.

The proposals will retain the generous boundary landscaping around the site, with new planting also proposed internally to further enhance the appearance of the development.



# OUR PROPOSALS FOR ALTENS



View of proposed Aldi store taken from inside the site looking North-east

The proposed foodstore utilises Aldi's unique blade roof store format, providing an attractive frontage to this prominent location. This store design will also offer more visibility from Wellington Road.

Due to site topography, the site is positioned within the northern part of the basin, with the existing landscaped embankments on the western, southern and eastern edges retained and enhanced with new planting.



# EXISTING SITE



View of existing site from roundabout looking North-east



# PROPOSED DEVELOPMENT



View of proposed development from roundabout looking North-east

# SERVICING, SUSTAINABILITY AND INVESTMENT

**Servicing** - our stores open between 8am and 10pm Monday - Saturday and 9am - 8pm on Sunday, and generally only require one or two goods deliveries per day.

**Sustainability** - Aldi is committed to delivering highly sustainable buildings and ensuring these operate with as little waste as possible. This extends to our store operation, delivery vehicles and the building itself, where the store is designed to minimise energy use through such processes as “heat recovery” and sustainable building materials. A reverse vending machine to service the Scottish Government’s Deposit Return Scheme is also included at the front of the proposed store.

**Investment** – the proposals represent a multi-million pound (£3.81m) investment by Aldi into south Aberdeen through this development.

**Jobs** – create up to 35 jobs in the new store for local people, comprising a mixture of full and part-time positions, together with additional construction jobs and jobs in Aldi's supply chain.



# STORE RECRUITMENT

The proposals will create up to 35 local jobs within the store.

Aldi's preference is always to ensure we have a local store team, especially given the nature of our business and our reliance on minimal staffing numbers.

Store Managers have a starting salary of £46,385 rising to £60,490 after 4 years. Store Assistants salary starts at £9.40 per hour rising to £10.41 after 3 years service.

Aldi's apprenticeship scheme is open to 16-19 year olds and involves a 3 year management training programme with the opportunity to become Assistant Store Manager after successful completion. The starting salary is 90% higher than UK apprenticeship minimum wage. Aldi's scheme is ranked number #68 in the Apprenticeship Top 100.

We are in the top 100 Undergraduate Employers according to 'RatemyPlacement'.

Our graduate programme is ranked number 3 in The Times Top 100 Graduate Employers.

Starting salary for the Area Manager Graduate Programme of £44,000 rising to £77,870 after 5 years. Fully expensed Audi A4 or BMW 3 series.

No zero hours contracts for our staff.



# NEXT STEPS



**A planning application is being prepared and will be submitted to Aberdeen City Council in early 2021.**

**Feedback from this consultation will be taken into account in the final preparation of the application submission and will be included in a consultation report.**

**Please return any feedback by the 22<sup>nd</sup> January 2021.**

For further information, please visit:

[www.aldiconsultations.co.uk/altens-aberdeen](http://www.aldiconsultations.co.uk/altens-aberdeen)

Or contact us at:

Aldi Altens - Aberdeen, Avison Young, 6th Floor, 40 Torphichen Street, Edinburgh, EH3 8JB

T: 07796335915 E: michael.nelson@avisonyoung.com

