



Broomhouse Consultation

Frequently Asked Questions

This document will be updated following the virtual consultation events with any questions asked at those events not included below. It supplements the information, which is contained on the display boards, also available on the website.

The proposals

1. What are the proposals?

Aldi will be applying for detailed planning permission for the erection of a new discount foodstore, parking, access, landscaping and associated works.

The current Aldi proposal is for a small local scale foodstore with a gross floorspace of 1,666 sqm gross / 1,140 sqm net foodstore, with 95 parking bays. The final design may change depending on discussions with the planning authority and following feedback from this consultation exercise.

2. What type of planning application will be submitted?

A detailed planning application is proposed to be lodged in the coming weeks which will include the full detail of Aldi's proposals including the design and size of the building, its appearance, the site layout, car parking and pedestrian and vehicular accesses.

Due to the size of the proposals, the scheme is only a 'local' scale development in terms of the planning regulations. As a result, there is no statutory need to undertake pre-application consultation. This consultation is therefore a voluntary undertaking by Aldi to ensure that the local community is appropriately informed of the facts concerning their proposals and can make comments to help inform the final scheme, before they are lodged with the Council.

Please note - Once the formal application is submitted, there will be an opportunity to make formal comments to the Council on the planning application. If you are in support or against the proposals, it is vital that you provide your comments to the Council when the application is submitted.

3. I thought this site was allocated for housing?

Within the Glasgow City Local Development Plan, the site is allocated as a residential development site with reference H088. It also forms part of the Baillieston, Broomhouse and Carmyle Community Growth Area (CGA) comprising 700 new residential units across 4 separate sites.

In specific regard to the application site, this is identified as being suitable for 18 new houses.

The Glasgow City Local Development Plan includes Policy CDP10: Meeting Housing Need, which sets out that the Council will aim to deliver housing sites identified by the LDP and continue to provide a 5-year effective housing land supply throughout the period of the plan. The loss of this site from the housing supply needs to be considered in the context of this policy.

Every local authority in Scotland is required to have a 5-year effective housing land supply. This land supply is a supply of deliverable sites sufficient to provide 5 years' worth of housing land based on an identified need. In the case of Glasgow, this need is set out within the Strategic

Aldi Stores Ltd- Boghall Road, Broomhouse

Development Plan, called ClydePlan.

Within ClydePlan, it is identified that Glasgow needs a 5-year supply (including a 10% generosity) of 14,228 homes. The most recent Housing Land Audit for the city identifies a 5-year supply of over 20,000 new homes, which is a substantial amount over what is required. The loss of a site with an identified capacity of 18 units would therefore have a very minimal impact on the supply. As such, it is clear that the requirements of policy CDP10 would be maintained.

4. What are the timescales for the proposals?

We are targeting a planning application submission in Autumn 2022 and if planning permission is granted, we anticipate the store opening late 2025.

5. What are the views of the Planning Authority?

The formal views of Glasgow City Council will only become clear once the planning application is submitted, which we anticipate will be in Autumn 2022. In the meantime, we have engaged in pre-application discussions with officers at the Council regarding the proposals to agree the scope of the planning application submission.

The Proposed Aldi Store

6. How big will the store be?

The proposed store will be 1,666 sqm gross with 1,140 sqm sales space. By comparison, the sales space will be a slightly smaller than the Aldi store at Shettleston, which has a sales space of 1,254 sq.m.

7. What are the typical servicing hours of an Aldi store?

Aldi have a unique servicing system, which minimises the noise created through the servicing of their store. This is so successful that the majority of their stores require no servicing restrictions at all despite close proximity to residential properties.

Aldi typically only receive one or two deliveries per day helping to minimize the impact from HGV's on both the road network and residential amenity. Typically, one of these vehicles is for milk deliveries, utilizing a much smaller vehicle than HGV's.

For HGV deliveries, these do not take place externally in the yard, but the vehicle verses up to a rubber dock at the loading bay, which fully seals the rear of the lorry reducing noise output from deliveries.

Servicing hours will be discussed with the Planning Authority during the determination of the planning application and if restrictions are deemed necessary, they would be controlled via planning condition. The planning application will be supported by a Noise Statement to consider these matters further.

8. What are the proposed opening hours?

The store would be open 8am-10pm Monday to Saturday and 9am-8pm on Sundays.

9. How sustainable are the proposals?

The proposals have been carefully designed to meet, and exceed where possible, current building standards. The sustainability measures incorporated within the Aldi store include energy efficient light fittings and recycling of waste heat from the refrigeration systems. A reverse vending machine will be installed at the side of the new store (under specific permitted development rights) to allow Aldi to deliver a Deposit Return Scheme (referred to as 'DRS' on the Site Plan), as required by The Scottish Government to boost recycling levels across Scotland. More information on the Deposit Return Scheme can be [found here](#).

10. Does Aldi work with any local suppliers?

Yes, Aldi work with a range of local suppliers from the Glasgow and Lanarkshire area. This includes suppliers of over 450 products, many of whom supply Aldi across Scotland.

In addition, from Aldi's core range of 1,880 lines, the 450+ products are sourced from Scotland, which equate to 20% of sales in Scotland. The business was also recently awarded 'Scottish Sourcing Business of the Year' at the Scotland Food and Drink Excellence Awards.

Retail Planning Policy Matters

11. Why does Broomhouse need an Aldi foodstore?

Within the Broomhouse area there is currently a very limited food shopping offer, with no large stores within a convenient shopping distance. This creates less sustainable shopping habits and forces the majority of local people to have to use their car.

Moreover, our retail impact assessment has identified that there is a deficiency from both a quantitative (amount of) and qualitative (choice) perspective within the local area resulting in approx. 50% of shopping spend leaving the area. By providing an Aldi store within the area, that spend can be kept locally providing jobs and improving the affordability of food shopping within this part of Glasgow.

12. What is a 'sequentially preferable' site?

As required under 'Assessment Guideline 1: the Sequential Approach of Supplementary Guidance 4: Network of Centres', within the adopted Local Development Plan, a Sequential Assessment is required to support any planning application for proposed retail uses located outwith a defined town centre. This process involves assessing and considering whether any potential sites, which are more preferable in terms of the retail hierarchy, are available and suitable to accommodate the proposed development. Given that the application site is located out of centre, it is necessary to review locations either within or on the edge of the local centres of Barrachnie, Baillieston, Tannochside or Uddingston, as these sit within the catchment for the store.

Our review has however found that there are no other sites which are available and suitable within, or on the edge of any of these centres, and therefore we believe that the sequential test can be met.

13. Won't the proposals have a significant adverse impact on nearby centres?

A Retail Impact Assessment will be submitted with the planning application. This has involved town centre healthchecks of all nearby centres, including Baillieston Local Town Centre to assess their vitality and viability. It also includes retail tables to consider expenditure potential within the area and where trade diversions are likely to be derived.

Our assessment has identified that approximately 50% of all spend from residents in

Broomhouse goes to locations outwith the catchment. Owing to this we do not believe there will be a significant adverse impact on the nearby centres.

Employment

14. How many jobs will be created? / What is the level of investment (£m)? /How do I apply for a job?

We anticipate that the new foodstore will create up to 35 direct full and part-time employment opportunities for local people. The development will also provide in-direct spin off benefits for Aldi's suppliers, with many based in Scotland.

In terms of their own operations, Aldi pays above average wages within the industry and the company regularly seeks to employ staff locally for its new stores. Aldi run two of the most successful graduate and apprenticeship schemes in the UK.

The proposals collectively represent a £4.6m investment into the area by Aldi.

In terms of applying for jobs, the proposals are still in their early stages and it is only once they are successfully through the planning process that there will be opportunities to apply for the new positions. Aldi would advertise these nearer the time of their planned opening, however Aldi generally seek to employ people from the local area.

Environmental Matters

15. Will there be any detrimental impact on the amenity of residential properties nearby?

The nearest residential properties lie around 40 metres to the south of the boundary of the site. However, due to the very quiet nature of the operation of an Aldi store, we do not believe that local amenity will be impacted by this development. This is clear given that the servicing area is located behind the main building and so any noise will be further reduced.

Aldi have a unique delivery system that reduces any noise associated with the activity and typically only receive one to two service deliveries a day, thereby further minimizing any impact that might arise. The plant that Aldi use to power the chillers and freezers within the store also have a very quiet operational noise, however if necessary, acoustic mitigation could be installed.

As part of our planning application, a Noise Impact Assessment will be produced which may suggest mitigation to be installed as part of the overall development. Any mitigation required will be included within our final proposals.

16. Will there be any impact on ecology, wildlife or trees?

The site is previously undeveloped self-seeded grass land. Ecology surveys have been undertaken, which identified that the site largely provides low suitability to support protected species (including bats). Nonetheless, due to the presence of water bodies on site, further surveys will be undertaken within the appropriate window next year (after May) to double-check for Great Crested Newts, which are also protected within legislation. If found, discussions would take place with Nature Scot to agree their translocation to a suitable area off-site in accordance with standard procedures.

Transport

17. How much traffic will the new Aldi store generate?

A proportion of customers are expected to come from vehicles already passing the site i.e. they will visit the store as part of a longer journey, for example going to or coming from work at the start or end of the day, or on the way home from the school run. In addition, a number of vehicle trips will be diverted from shopping at other retail stores. The impact of any additional traffic will be modelled, and results presented within the Transport Assessment associated with the application.

18. How will this affect the Hamilton Road / Boghall Road signals?

Traffic analysis will be undertaken in the Transport Assessment for this junction and surrounding junctions to measure the impact of Aldi traffic. It is not predicted there will be any negative impact on the surrounding road network, however this would be mitigated against if necessary

19. Is there enough parking?

95 spaces will be provided including 76 standard spaces, 7 disabled spaces, 8 parent and child bays and 4 electrical vehicle charging spaces. This is the typical provision for all Aldi stores and is predicted to be more than adequate for the store. The parking levels are compliant with guidance set out by Glasgow City Council.

20. How can I reach the store using public transport?

Bus services are within a 4-minute walk on Hamilton Road, southwest of the proposed Aldi. These stops are served by 3 different services, connecting into Glasgow and surrounding settlements. First Group service 240 operates every 12-minutes during peak times and provides a link between Glasgow, Wishaw and Shotts.

21. What pedestrian and cycle routes are available from the store?

The site is well located to encourage trips by bicycle. All of Baillieston and Broomhouse can reach the proposed Aldi within a 10-minute cycle. Cycle lanes are present on Hamilton Road, to the west of the proposed store, providing connections to the surrounding settlements. There are footways and crossing points on roads surrounding the Aldi site and the path around the west and north of the store will be retained with a pedestrian access created onto it. Additionally, a more direct walking route will be created through the site connecting to the path through the underpass to the north.

22. How will the amount of traffic generated be kept to a minimum?

There is good access to cycle routes and upgraded or extended footways on surrounding roads that will reduce need to travel to the store by car. 20 cycle parking spaces will be provided for customers at the store entrance. Staff will be encouraged to travel sustainably or car share. Additionally, Aldi stores only require 1 or 2 HGV deliveries per day helping to minimize the impact from HGV's on both the road network and residential amenity.

23. Will the store benefit from Electric Vehicle Charging Points?

The proposals include 4, free to use electric vehicle charging points within the customer car park, 2 of which are accessible. The electrical vehicle charging spaces are located close to the store entrance and will allow customers to charge their vehicles while shopping. Further spaces will be 'future proofed' for easy conversion. The demand will be monitored and if it's high, Aldi will consider implementing more.