



Kirkintilloch Consultation

Frequently Asked Questions

This document will be updated following the consultation event with any questions asked at that event 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 1,820 sqm gross / 1,254 sqm net foodstore, with 93 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.

3. I thought this site should be used only for employment uses?

Within the adopted LDP, the site is located at the edge of the Kirkintilloch Gateway (13.23) and is designated as a Business and Employment site under Policy 13 – Creating a Supportive Business and Employment Environment. It is important to note though, that this allocation also provides support for a mix of uses to be delivered on the site, including retail uses.

The policy states that non employment uses will be supported on employment sites if one (or more) of the following criteria can be met:

The Existing Use harms the character of the area - The site is currently vacant and therefore currently offers no contribution to the area. Indeed, it could be argued that the current condition of the site makes a negative contribution to the immediate area. The proposals by Aldi are entirely self-contained within the site and benefit from an independent means of access. The proposals would not therefore compromise the functionality of the remainder of the industrial estate, nor would it lead to conflict between existing or future users of the industrial estate and customers of the foodstore. The proposed use therefore has the potential to improve the overall character of the area and immediate surroundings. Indeed, there is an opportunity that these proposals could act as a catalyst for future development of the wider sites within the 'Gateway'.

The property has been marketed for a minimum of 12 months without success: We understand from the site's selling agent, that the site has been extensively marketed for over 16 years. Before 2010, the site was marketed

for industrial uses including 'To Let' boards since at least June 2004. In conjunction with this, the site has been advertised online via the agent's website and on CoStar. This marketing exercise generated only limited interest, which the selling agent believed was due to there be a significant amount of industrial property already on the market, which allows potential occupiers to locate in prime locations. Tertiary locations, such as Kirkintilloch were largely overlooked in favour of areas with better motorway access. Marketing was also undertaken post 2010, following the completion of the A806 Initiative Road (Kirkintilloch link road), which they concluded has had no positive impact on interest levels. It is therefore clear that the site has been marketed for a substantial period without interest. In addition, we note that the Council's Business Land Review concluded that "*there does not appear to be market demand for a development of this scale as demonstrated by the previously cleared site...The Council should consider zoning the sites for different uses with the potential to deliver mixed use development.*"

No impact on employment land supply - Scottish Planning Policy requires Councils to maintain a 5-year supply of employment land. Our research indicates that within the whole of East Dunbartonshire there is a significant amount of employment land, with a supply of at least 30 years. For comparison, East Dunbartonshire Council believes there is a supply of 15.3 years. It is clear that there is a significant amount of employment land available.

Permanent employment would be created by the new use - The development proposals by Aldi will provide up to 35 permanent jobs within the foodstore and represents a £6.4m investment into the area. It is also envisaged that there will be a further 4-5 indirect Full Time Equivalent (FTE) jobs created during construction of the store should planning be granted, and in the wider Aldi supply chain for goods.

Alternative business land will be created nearby, and will provide developer contributions - The proposed development includes the provision of access to the neighbouring plot of land to the east of the Aldi site, which could act as a catalyst for further development at this Gateway site. In addition, Aldi are open to discussions with the Council regarding any planning obligations that accord with the principles set out within circular 3/2012 on Planning Obligations.

4. What are the timescales for the proposals?

We are targeting a planning application submission in early 2021 and if planning permission is granted, we anticipate that construction on the store could begin in mid-2022 with the store opening in mid-2023.

5. What are the views of the Planning Authority?

The formal views of East Dunbartonshire Council will only become clear once the planning application is submitted, which we anticipate will be in early 2021. 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 1,820 sqm gross with 1,254 sq.m sales space. By comparison, the Aldi store at Robroyston comprises a sales area of 1,146 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.

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. The proposals also include a reverse vending machine 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 suppliers from the local suppliers from the Dunbartonshire area. This includes suppliers of bakery goods, meat and fish products, soft drinks, spirits and alcoholic products, many of whom supply Aldi across Scotland.

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

Retail Planning Policy Matters

11. Why does Kirkintilloch need an Aldi foodstore?

The Council's latest retail study from 2019 found that 44% of expenditure within the area leaves the town, amounting to £29.9m on an annual basis. This substantial level of leakage resulted in the approval at Committee, of a large scale foodstore on the Tom Johnston House site in Kirkintilloch in 2015, measuring 5,670sqm gross / 3,402sqm net. At the time it was recognized that there was a lack of choice in the south of the town, leading to shoppers travelling further afield, and to less sustainable shopping locations, outwith the Council area. Although this permission was never built out and has since expired (because there was no interest from Morrisons, ASDA, Tesco or Sainsburys), this level of deficiency still exists.

The closest Aldi stores to Kirkintilloch are in Robroyston or Cumbernauld, which are both a considerable distance away. From our initial assessments, we believe that there is a local demand for an Aldi foodstore which would bring their award-winning offer to the community of Kirkintilloch and surrounding area. Indeed, a recent survey at the store in Robroyston highlighted that approximately 10% of shoppers at the store came from the Kirkintilloch area. In addition to this, a significant percentage of shoppers also come from the Bishopbriggs area. Collectively, this means that store is serving a far larger catchment than originally designed for resulting in overtrading, and the negative effects from this (over-busy car park etc.) Aldi wish to meet this need more locally and better serve their Kirkintilloch customers.

12. Won't the proposals have as significant impact on nearby centres?

As part of our application, we will need to demonstrate that proposals comply with Policy 12: Retail and Commercial Development of the adopted local development plan. This requires proposals to demonstrate they comply with a variety of criteria to ensure that retail proposals are located in the most appropriate locations. In addition, Policy 4.TC of the proposed Local Development Plan requires consideration.

In respect of both of these policies, we note that the Council's latest retail capacity assessment concludes that there is no future capacity for retail floorspace within the Kirkintilloch area, however, this conclusion is based on a large proportion of the population of Kirkintilloch travelling outside of the town – according to the Council's study, this comprises for 44% (or £29.9m) of total expenditure, which is very significant, inherently unsustainable, and a clear sign that a large part of the community have to leave the area to meet their shopping needs. From in-store surveys, we are aware that part of this leakage relates to the community leaving the area to visit Aldi's store at Robroyston.

In addition, the Council's retail study notes that in order to improve food shopping choice, "*Acceptable levels of retail impact*" could occur. The report states that "*'Acceptable' levels of retail impact refer to the situation where new developments would not threaten the vitality and viability of established centres. By convention, this aspect is not usually embraced into capacity studies, because it is normally addressed by retail impact assessments in support of specific retail planning applications. The Council would then assess whether the retail impacts are 'acceptable' in terms of their effects on the vitality and viability of town centres.*"

It is therefore clear from the Council's retail study that specific retail impact assessments to support planning applications are the most appropriate means to assess whether improved provision can be accommodated. The planning application will be supported by a comprehensive Planning and Retail Statement.

The retail impact assessment will involve town centre healthchecks of all nearby centres, including Kirkintilloch Town Centre. These have not yet been undertaken due to Coronavirus restrictions but will be completed in support of the planning application. The draft retail impact assessment has however considered the level of trade diversions anticipated from these areas to assess whether these would result in a significant adverse retail impact. These found that:

- The proposals will turnover approximately £11.5m from the catchment, which is significantly less than the deficiency identified and less than half the turnover of the previously approved Tom Johnston House development proposal.
- The retail impact assessment demonstrates that due to the foodstore provision within the area, diversions will come from a range of locations, including from those outwith the catchment area due to the high levels of retail leakage. This will include the Aldi store at Robroyston, where we know 10% of its turnover is derived from the Kirkintilloch catchment.
- Within the catchment itself, it is envisaged that most trade diversions would come from the Lidl store due to its similarity in offering. The Lidl store is located in an 'out of centre' position and so receives no policy protection. The planning system should not interfere in competition between retailers. Indeed, more choice is beneficial for the consumer as it helps to lower prices for goods.
- In terms of the designated centres, such as Kirkintilloch Town Centre, the level of impact is expected to be modest and in no way significantly adverse, thereby according with planning policy.

Employment

13. 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 +£6.4 m 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.

Environmental Matters

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

The nearest residential properties lie approximately 80m from the boundary of the site to the south. As a result, we do not believe that their amenity will be impacted by this development. Indeed, due to the previous industrial use of the site and allocation for employment uses, the retail land use is expected to significantly reduce potential noise output from the site when compared to the noise from those uses.

The store itself is located some distance from the boundary of the site, the topography of the site and the presence of the already present Initiative Road (A806) to the immediate west of the site are also relevant factors to minimise noise impacts. Moreover, 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.

15. Will there be an impact on the existing trees and landscaping?

We have undertaken a tree survey on the site which has identified that the trees that are present are all of very low quality and have limited lifespans. Our proposals will involve the removal of some of these trees, and installation of new landscaping around the site.

16. Will there be any impact on ecology and wildlife?

We have undertaken an ecology survey which has identified that the site does not offer suitable habitats to retain wildlife on the site. We are however required to remove trees out with the bird nesting season.

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 both in and out of the catchment. The impact of any additional traffic will be modelled, and results presented within the Transport Assessment associated with the application. The scope of this assessment will be agreed with officers at East Dunbartonshire Council.

18. How will this affect the A806 / MCGavigans Road roundabout?

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?

93 spaces will be provided including 76 standard spaces, 6 disabled spaces, 7 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 East Dunbartonshire Council.

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

Bus services are available within a 4 minutes' walk on Woodilee Road. These stops are served by Mcgills bus service 72. Route 72 provides a regular service between Glasgow City Centre and Kirkintilloch. All of Kirkintilloch/Lenzie can be reached within a 20-minute bus journey. Lenzie rail station can be reached within a 6-minute cycle.

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

National Cycle Route 754 and 755 can both be reached within a 10-minute cycle from the proposed store. To encourage pedestrians to walk to Aldi from surrounding residential areas, an additional footway will be built on Mcgavigans Road, immediately south of the store. This will allow a continuous and safe walking route for residents in the north, east and south.

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. 8 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. The electrical vehicle charging spaces are located close to the store entrance and will allow customers to charge their vehicles while shopping. A further 9 spaces will be 'future proofed' for easy conversion. The demand will be monitored and if it's high, Aldi will consider implementing more.

24. Why is a new access road and junction required?

A new junction on Mcgavigans Road will provide direct access to the store. The existing access from Woodilee Road is unsuitable due to the amount of services that would need diverted and is not within the application boundary.