

# WELCOME

Aldi Stores Ltd are delighted to be bringing forward a planning application to develop a new discount foodstore at Kirkintilloch Gateway at the junction of Mcgavigans Road and Initiative Road (A806), in south Kirkintilloch.

The proposals will provide a more sustainable, and local, food shopping choice for those living within the south of the town, including the communities in Woodilee and Lenzie. The development will also begin the regeneration of a long-term vacant brownfield location, where it is hoped it can act as a catalyst for further development in the area. To help facilitate this, the scheme includes the creation of a new access road for the store (and adjacent undeveloped plot) and improvements to pedestrian pathways, to enhance the general accessibility of the area.



View of proposed Aldi Store taken from the new junction of the proposed new access and Mcgavigans Road



Application Site

Everyday Amazing.



# ABOUT ALDI

Aldi launched in the UK in 1990 and we now operate over 880 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**

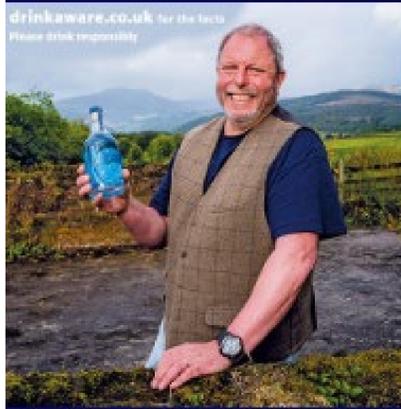
We bring you more than **450 Scottish products** in store every day.



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** >

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



## Scottish award winners.

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



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.



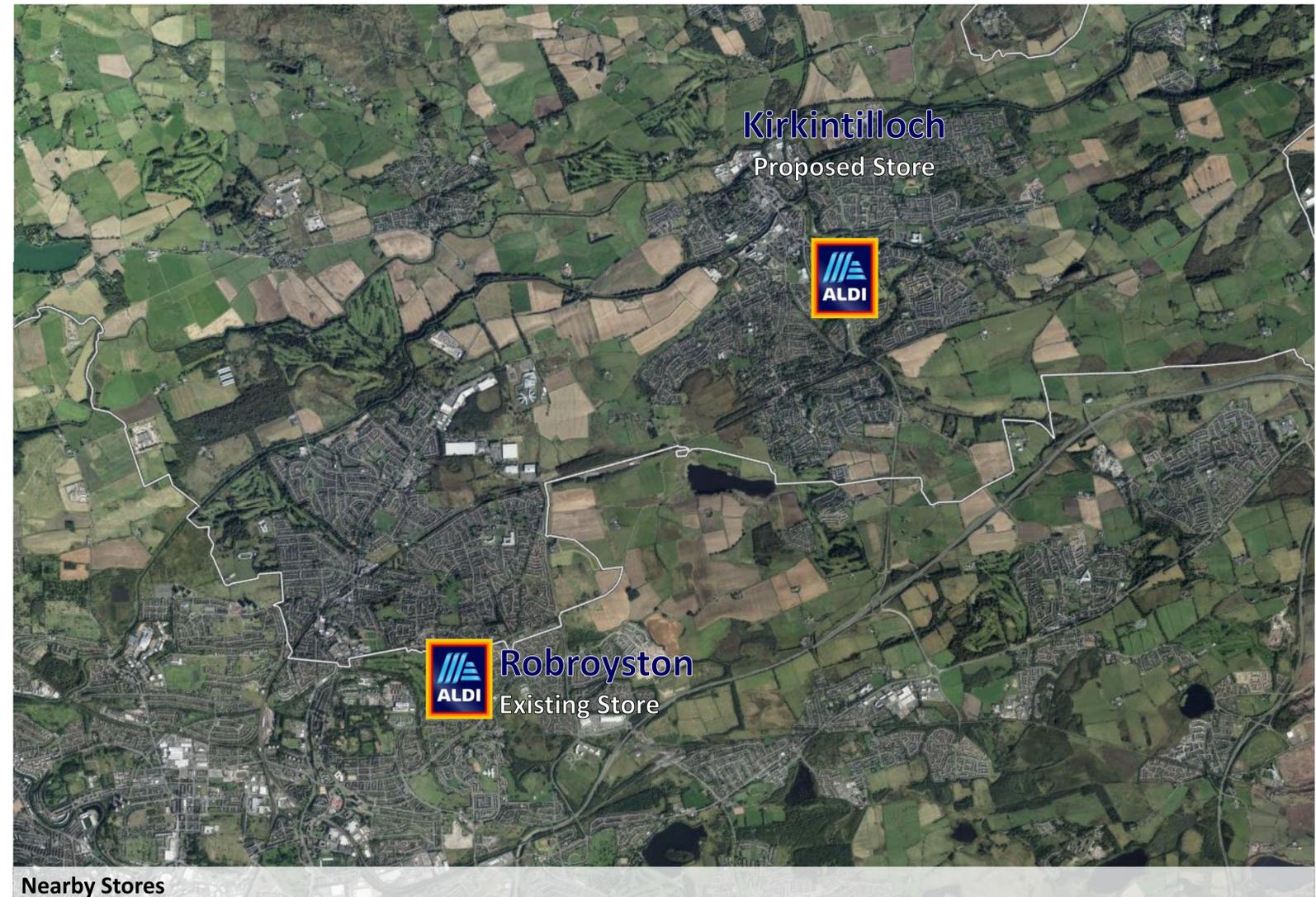
# FOOD SHOPPING IN KIRKINTILLOCH

Aldi have been looking to increase their offering in East Dunbartonshire for a number of years, and currently only have one Aldi store in the authority area, in Milngavie. The closest store for Kirkintilloch residents is Robroyston, which is a considerable distance to travel and is not sustainable.

From a recent in-store survey at the Robroyston store, we know around 10% of shoppers at that store travel from Kirkintilloch. This custom, in addition to shoppers also coming from Bishopbriggs, has led to the Robroyston store overtrading significantly, and negatively affecting the shopping experience for customers.

This is supported by a recent Council retail study (October 2019) which identified that 44% (£29.9M) of food spending leaves Kirkintilloch every year.

Due to this level of leakage, we are aware that the Council approved a large foodstore of 3,402 sq.m net sales at Tom Johnston House in 2015. This scheme was more than double the size of the Aldi proposal at 1,254 sq.m.

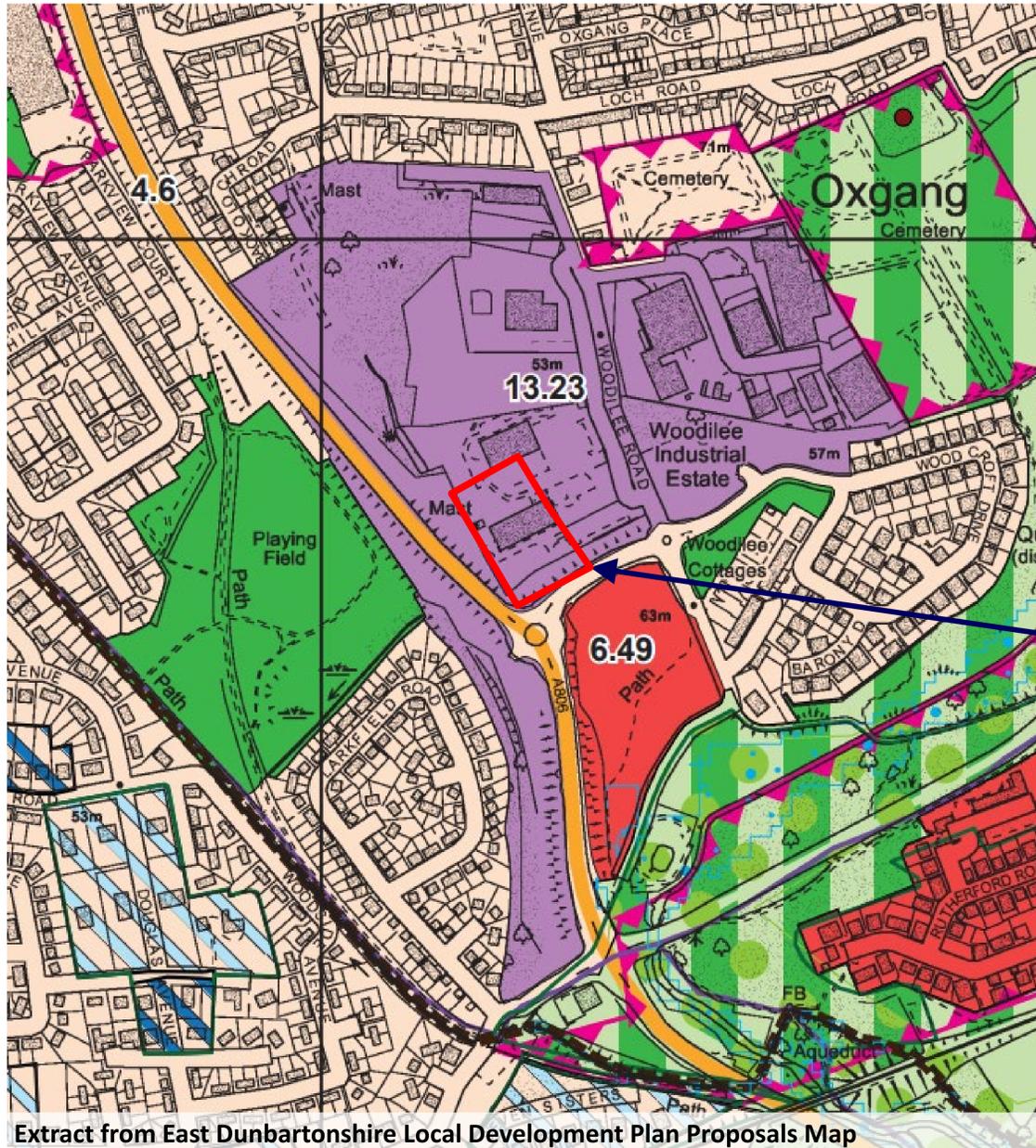


Although this permission has now expired, as large format supermarkets such as ASDA and Sainsbury's no longer build stores of this size, the requirement for more choice still remains.

We believe that a new Aldi store can help to meet this need and take the pressure of their existing Robroyston store, whilst providing a more sustainable food shopping option for the local community.



# PLANNING CONTEXT AND EMPLOYMENT LAND MATTERS



## Key:

- Policy 3 – Greenbelt
- Policy 7 – Open Space
- Policy 11 – Commercial Centre
- Policy 13 – Business and Employment Site
- Existing Settlement
- Policy 6 - Housing Site
- Policy 10 – Locally Important Landscape

→ The Site

**Planning** - 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* of the Local Development Plan. The allocation in the Plan (13.23) supports a mixed-use development, including retail.

**Kirkintilloch Gateway** – the site has been marketed for over 20 years with little development being delivered. This is despite the production of a masterplan by the Council in 2014. The only notable land use that has been brought forward to date is for new housing to the south of McGavigans Road.

**Employment Land Supply** – Scottish Planning Policy requires Councils to maintain a 5-year supply of employment land at all times. Within East Dunbartonshire, the Council (in a study dated October 2019) have calculated that there is a supply of at least 15.3 years.

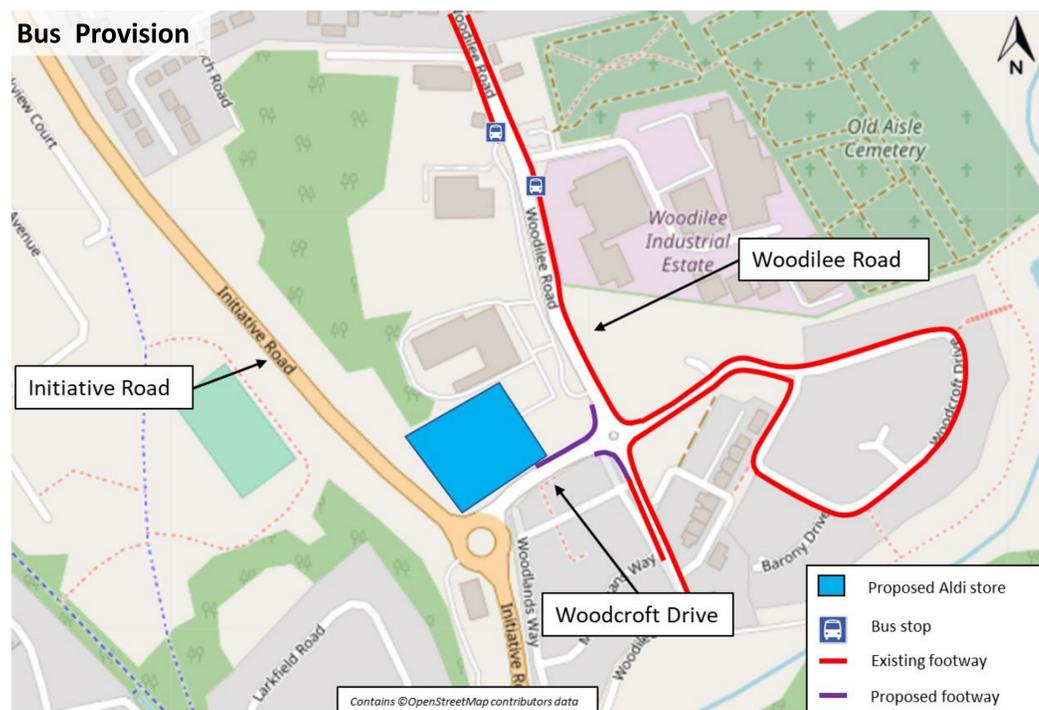
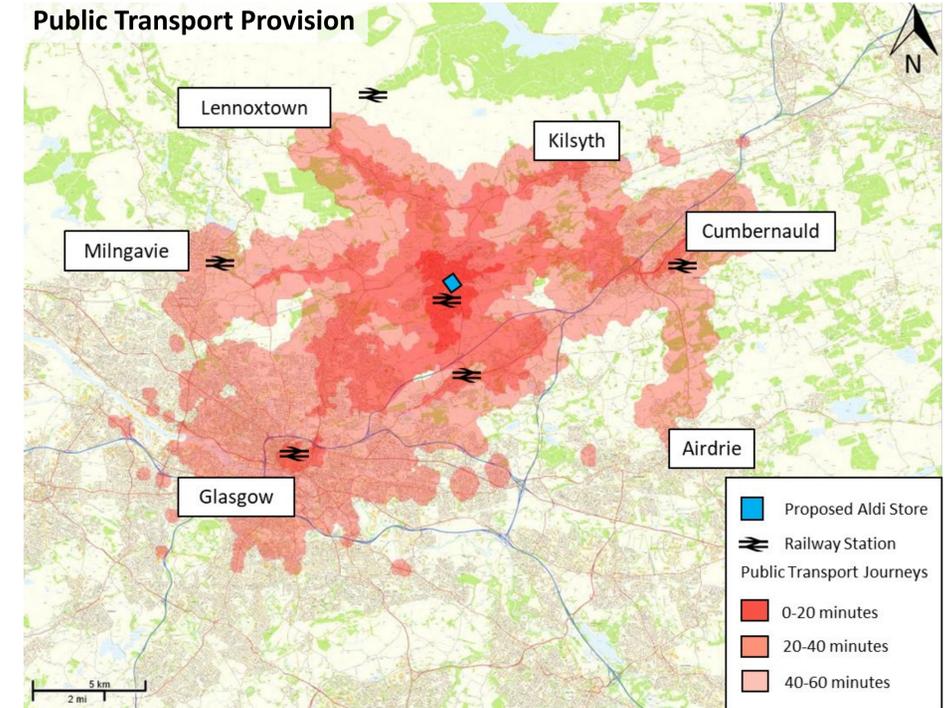
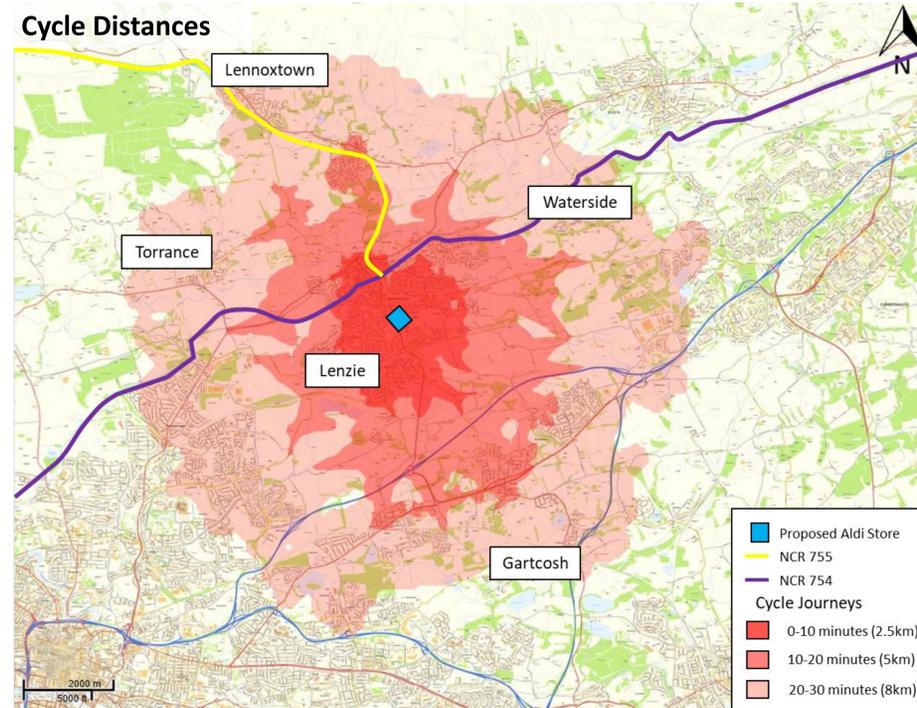
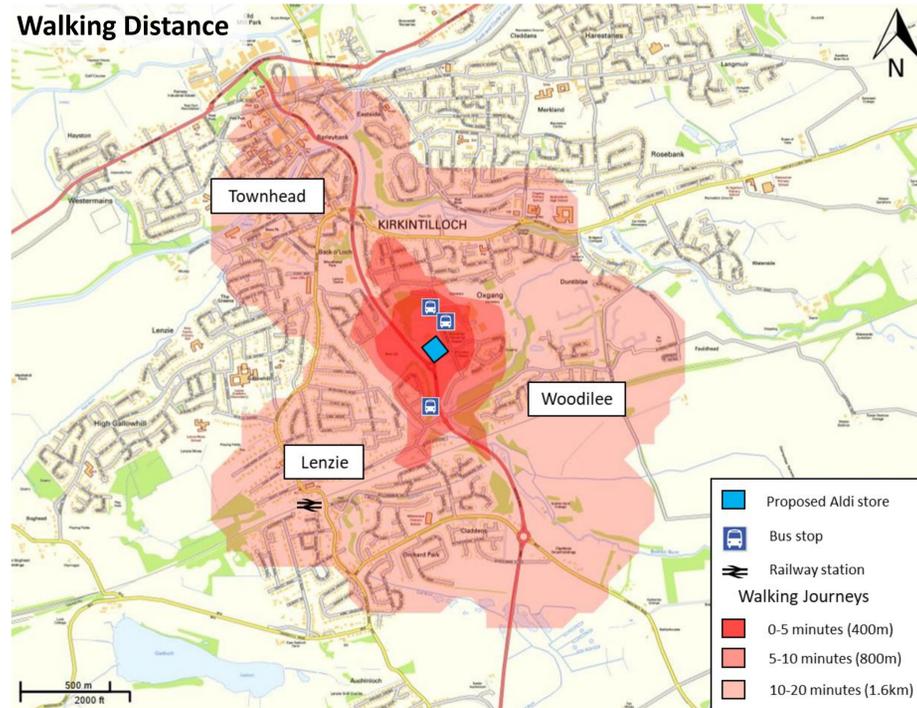
**Employment Generating Use** – Aldi boast their own strong economic credentials in the form of up to 35 jobs, a +£6.4m investment into the area, whilst supporting other local businesses through their investment in the Scottish food and drink sector.



Proposed Southern Elevation of the new Aldi store



# ACCESSIBILITY



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

**On foot:** Footways are currently available on Woodilee Road, and new footways are proposed adjacent to the site along Mcgavigans Road. This will provide safe walking routes to bus stops and surrounding residential areas.

**By cycle:** A large proportion of surrounding residential areas can be reached within a 10 minute cycle as well as National Cycle Route 774 and 755 running through Kirkintilloch connecting to Waterside and Milton of Campsie. Lenzie Rail Station can be reached within a 6-minute cycle.

**By bus:** Buses are available on Woodilee Road. Mcgills service 72 runs a regular service from here.

**By car:** The vehicular access will be taken via a new junction and road from Mcgavigans Road, providing easy access to the store.



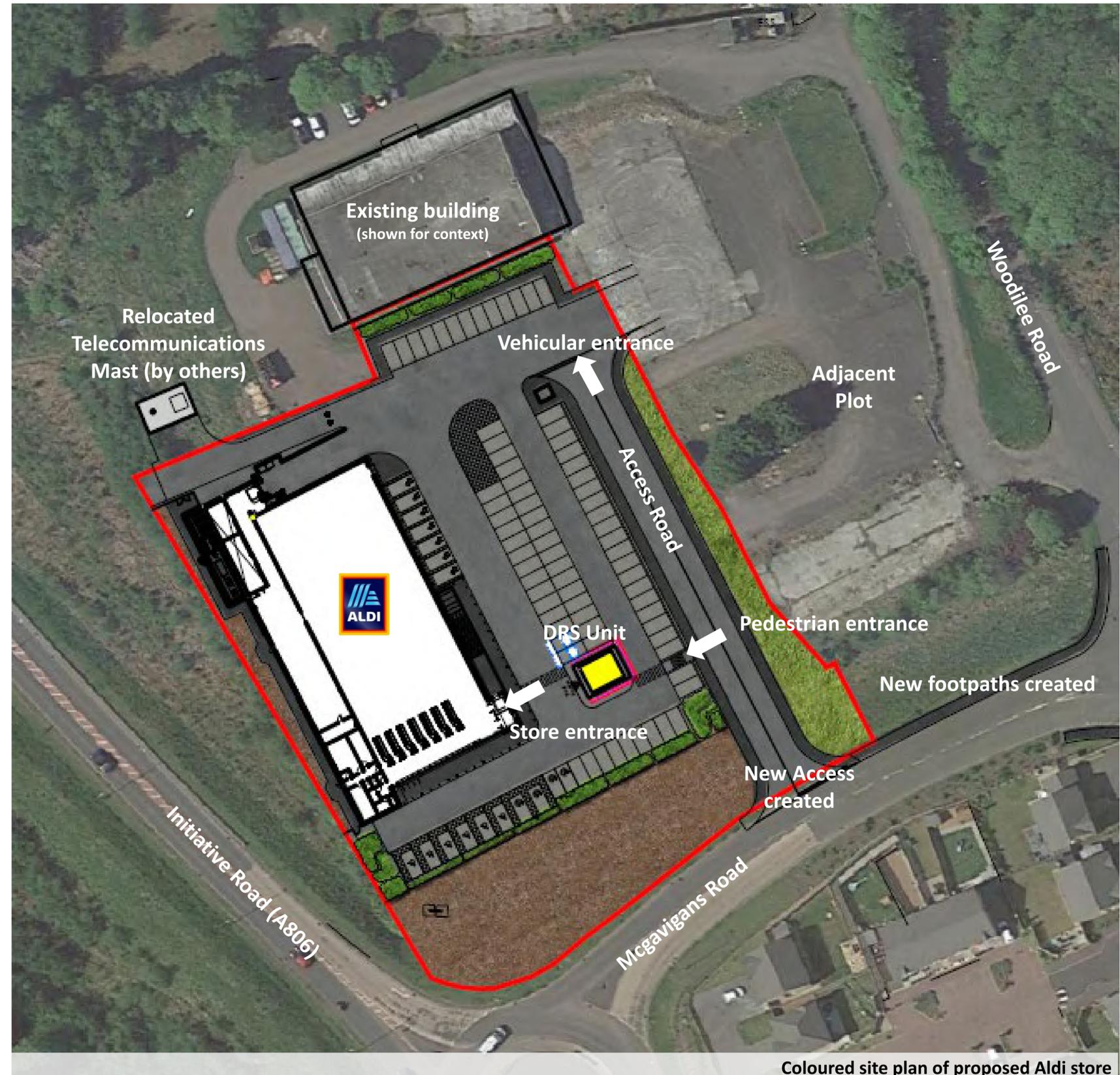
# OUR PROPOSALS FOR KIRKINTILLOCH

Aldi would like to bring a new, modern foodstore development to Kirkintilloch Gateway to serve the communities of Woodilee, Lenzie and the wider south Kirkintilloch area. The proposals will improve the range and quality of shopping available, providing residents with access to its high-quality offer and award-winning low prices.

The proposal will deliver a 1,820 sqm gross / 1,254 sqm net foodstore, with 93 parking bays (76 standard, 7 parent and child, 6 disabled and 4 electric charging spaces) and 8 cycle spaces.

A new access road for the Aldi store and adjacent plot is proposed, including a new junction with Mcgavigans Road to the south. This will enable a more direct access to the store for vehicular and pedestrian traffic.

The proposals will also create new pedestrian pathways, through the provision of pavements, to help better connect with neighbouring residential areas and allow shoppers to walk to the store.



Coloured site plan of proposed Aldi store

# OUR PROPOSALS FOR KIRKINTILLOCH



View of proposed Aldi Store taken from the new junction of the proposed new access road and Mcgavigans Road

**The proposed foodstore utilises Aldi's unique blade roof store format, providing an attractive frontage to this prominent location.**

**This layout also takes advantage of the topography of the site to allow the store to sit beneath the level of Woodcroft Road and the rear of the store is hidden from Initiative Road by the treebelt to the west of the store.**



# 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 (£6.4m) investment by Aldi into Kirkintilloch 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.



★ RATEMY APPRENTICESHIP  
**TOP 100**  
APPRENTICESHIP  
EMPLOYER  
2019 - 2020



# NEXT STEPS



**A planning application is being prepared and will be submitted to East Dunbartonshire 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/kirkintilloch](http://www.aldiconsultations.co.uk/kirkintilloch)

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