

PLANNING STATEMENT – CLICK AND COLLECT

Site Address: Tesco Store, Valley Park Rd Prestwich Manchester, Manchester M25 3TG United Kingdom

Reference No: PP-14202592

Introduction

This planning statement has been prepared in support of the planning application for the proposed new **Click and Collect Parking and Double Canopy** at Tesco store. The proposed development aims to provide enhanced facilities for customers, improving accessibility and convenience while adhering to relevant planning policies and regulations. The proposal includes the installation of a **double canopy**, finished in **Red RAL 3020**, supported by **galvanized steel posts**, along with the introduction of **new bollards** to enhance safety.

Site and Proposal Overview

The development proposal is for a **Click and Collect parking area**, which will feature a canopy structure finished in Red RAL 3020, designed to provide shelter for customers collecting their orders. The canopy will be supported by galvanized steel posts, ensuring durability and safety. The introduction of **new bollards** will further enhance the safety and security of the site, protecting both vehicles and pedestrians from potential hazards.

The new parking bays will be developed on an existing hard surface area, with no new land take or ground disturbance beyond the installation of the canopy and supporting infrastructure. This will provide a streamlined and practical solution to improve the customer experience for Click and Collect services, enhancing the site's operational efficiency.

Biodiversity Net Gain

The proposal has been carefully designed to avoid any adverse impact on local biodiversity. The site is primarily developed with existing hard surfaces and built infrastructure, and the introduction of the Click and Collect canopy will not encroach on any green spaces or habitats that contribute to biodiversity.

The canopy and bollards are proposed to be constructed on an already developed area, and no loss of vegetative cover or wildlife habitat is anticipated. Consequently, the proposal will **not affect any biodiversity net gain** initiatives in the area.

We have reviewed the surrounding environment to ensure that the development complies with all necessary ecological considerations, and no mitigation for biodiversity net gain is required as part of this development.

Flood Risk

The proposed development is situated on an **existing hard surface area** that is already impermeable, meaning there is no increase in surface water runoff as a result of the development. The development will therefore not increase the risk of flooding.

Further measurements of the site will be taken to ensure that the drainage and surface water management are appropriately maintained, in compliance with local flood risk regulations. We will ensure that all existing drainage systems are used effectively to manage any surface water runoff generated by the site and prevent flooding.

The site is not located within a high flood risk zone, and no additional flood risk is anticipated from the installation of the proposed Click and Collect canopy and bollards.

PLANNING STATEMENT – CLICK AND COLLECT

Compliance with UK Planning Policies

This proposal complies with relevant UK planning policies, including but not limited to:

- **National Planning Policy Framework (NPPF):** The development adheres to the principles outlined in the NPPF, which encourages sustainable development, ensuring that the development is compatible with existing land use, minimizes harm to the environment, and maximizes community benefit.
- **Local Plan Policies:** The proposed development is consistent with local planning policies related to retail and parking facilities, as well as those governing the design of new structures in commercial and retail areas. The design and layout of the proposal have been developed to integrate effectively with the surrounding environment.
- **Planning Policy for Sustainable Development:** The proposal adheres to policies that promote efficient land use, sustainable infrastructure, and improvements to public access. By developing on an existing hard surface, the proposal avoids the creation of new impervious surfaces or the encroachment of green spaces.
- **Flood Risk and Drainage Policies:** As the development is on an existing hard surface, there are no significant changes to the site's drainage characteristics. The proposal complies with local flood risk management policies, ensuring that any surface water runoff is appropriately managed.
- **Design and Heritage Policies:** The design of the double canopy, with its Red RAL 3020 finish and galvanized steel posts, is carefully considered to fit within the modern retail context while remaining visually appealing and practical. The aesthetic design has been chosen to minimize visual impact and ensure that the canopy enhances the customer experience without detracting from the surrounding built environment.

Conclusion

The proposed **Click and Collect parking and double canopy** is a beneficial development that enhances the retail experience by providing a dedicated area for customers to collect their orders safely and efficiently. The design incorporates durable materials, a distinctive aesthetic, and safety features such as galvanized steel posts and bollards. The development is designed to have minimal impact on the environment, as it is developed on an existing hard surface with no adverse effects on biodiversity, flood risk, or local infrastructure.

This proposal complies with all relevant UK planning policies and represents a sustainable and practical solution for the enhancement of the site, contributing positively to the operational needs of the business while being mindful of environmental and safety considerations.

We respectfully request that the planning application for this proposal be granted approval.

Prepared & submitted by:

Planning Applications Team UK & NI
Tesco Business Solutions – Tesco PLC
planning.applications@tesco.com