

DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION TO RETAIL STORE
FOR NEW GARDEN CENTRE AND RESTAURANT AT TESCO,
CULVERHOUSE CROSS, VALE OF GLAMORGAN



ON BEHALF OF TESCO STORES LIMITED

TESCO

and

Dobbies
GARDEN WORLD
it's in our nature



Pritchett Planning Consultancy Ltd
PO Box 8052
Edinburgh
EH16 5ZF

Tel: 0131 225 6255

Email: phil@pritchettplanning.co.uk

14 00569FUL

CONTENTS

1.0	Introduction and Background	3
2.0	Site Location and Context	4
3.0	The Proposal	4
3.1	Design Principles and Concepts	
3.2	Use	
3.3	Amount	
3.4	Scale/Appearance	
3.5	Access	
3.6	Community Safety Issues	
3.7	Environmental Sustainability	
4.0	Planning Policy Context	10
5.0	Conclusions	15

APPENDICES

- 1** *Replacement Store planning permission 2005/01051/FUL*

1.0 INTRODUCTION AND BACKGROUND

- 1.1 Tesco is introducing a range of measures throughout its store portfolio to provide improved service to customers and is reacting to changing customer preferences and demands. The existing store at Culverhouse Cross is one of the larger Tesco stores with a floorspace including mezzanine of 13,607sqm and is popular and well used. Tesco wishes to build upon the store's popularity by introducing new services and enhancing the shopping experience.
- 1.2 This store is being considered by Tesco for the introduction of additional facilities as recent trends in shopping patterns have reduced the need for larger scale displays and sale of goods particularly in the comparison categories. Through increasing use of internet shopping and click and collect facilities, Tesco also requires less sales area in the convenience section of the store.
- 1.3 Tesco is assessing the reuse of space in all of its larger store formats to introduce new services and experiences to customers to improve the shopping offer to increase dwell time, improve efficiencies and make best use of available space. Tesco also operates the high quality Dobbies Garden Centre business as well as Giraffe restaurant chain. These companies have specifically identified the Vale of Glamorgan as a high profile location for the expansion of their respective businesses. Given that Tesco is looking to reconfigure and consolidate the Tesco store offer at Culverhouse Cross there is an opportunity to introduce these two new operators into the area to create an enhanced shopping experience, provide new local job opportunities and to deliver the overall customer experience which Tesco is seeking to provide.
- 1.4 This design and access statement has considered and complied with the requirements of Planning Policy Wales and Technical Advice Note 12: Design and specifically appendix A1 of the note.

2.0 SITE LOCATION AND CONTEXT

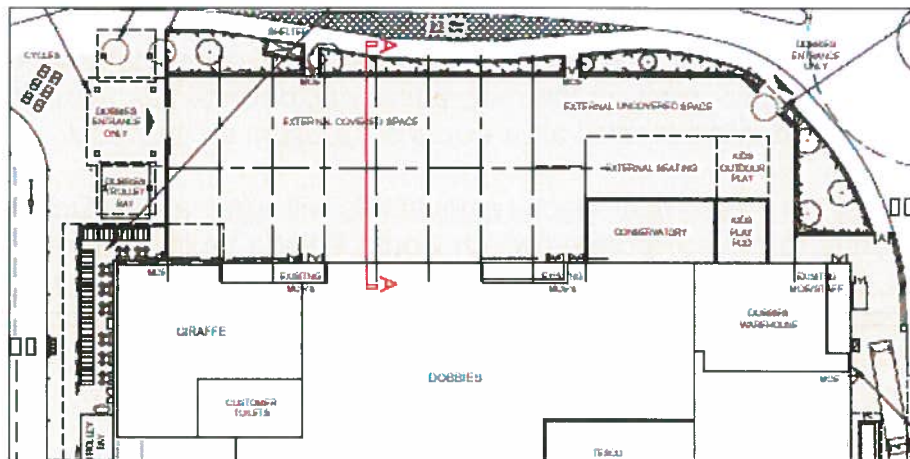
- 2.1 The application site which is a relatively flat area is an established retail location which is laid out as a large scale retail store with adjoining surface level car parking, rear servicing and petrol filling station. The site is part of a larger retail complex centred on the major arterial route junction of the A48 and A4232. The immediate surrounding area is characterised by large scale retail development with adjoining car parking. There is no predominating building style.
- 2.2 The area lies to the west of the urban area of Cardiff on the council border with Vale of Glamorgan. The centre as a whole functions as a retail centre catering for shoppers from a wider area including the Vale of Glamorgan but also Cardiff.
- 2.3 The current Tesco store was granted planning permission as a replacement to a previously developed store on the same site. Planning permission 2005/01051/FUL refers. The store is large and purpose built clad mainly in white composite metal panels with a glazed frontage and projecting high level canopy. The surrounding landscaping and tree belt is mature and provides a visually appealing setting to the development with the car parking set within a generous landscaped boundary which will be largely unaffected by the proposed extension.

3.0 THE PROPOSAL

3.1 Design Principles and Concepts

- 3.11 The Tesco store was developed initially as a single retail unit with ancillary café with a mezzanine floor installed to provide additional selling space. Through changing retail needs and shopper habits Tesco has identified an opportunity to reduce the overall level of trading space in the existing retail store. The concept is to utilise the space available more efficiently for a new retailer and to also accommodate new operators in the form of leisure and restaurant operators. In reusing existing floorspace which already forms part of the retail hierarchy and is an established location this is an efficient and sustainable form of development.
- 3.12 The Tesco store would be reconfigured internally on the ground floor to free up space at the western side of the store to incorporate the internal sales area of a new Dobbies Garden Centre and also a 'Giraffe' restaurant which would be situated in a prominent position adjacent to the existing store entrance. The restaurant would have an outdoor seating area. An

extension to the store on its western side would be for the conservatory and outdoor sales area devoted to the Dobbies Garden Centre. The Dobbies entrance would be positioned to allow a dedicated entry point into the Dobbies and to provide a clear definition between Dobbies, Giraffe and Tesco.



3.2 Use

3.21 The existing retail store operates as a supermarket selling a full range convenience and comparison products. The proposal would allow the Tesco store to continue to operate as a supermarket with reduced areas in both the convenience and comparison goods categories. The incorporation of a Dobbies Garden Centre will use existing Tesco floorspace for the sale of mainly garden and horticultural products with an extension to the store used for the same purposes which will be open to the elements with only poly tunnel coverage. The use of this area will be class A1 retail.

3.22 Within the reconfigured store a new Giraffe restaurant will be installed under the use class A3. A small children's soft play area will also be created within the existing mezzanine floor area within the use class D2. This area may be used as a crèche depending on the final operator requirements and as such the application seeks consent for use as D1 and D2.

3.3 Amount

3.31 At present the Tesco store extends to a gross area of 13,607sqm with the sales area split with 50% devoted to comparison goods and 50% to convenience goods in accordance with the existing planning permission.

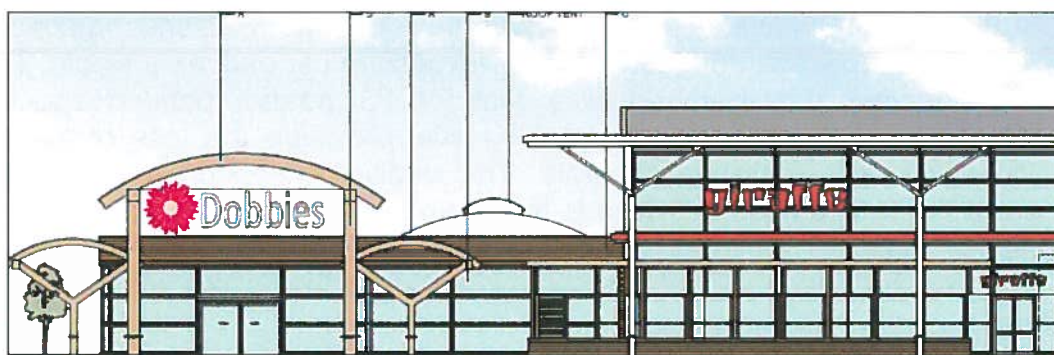
Appendix 1 is the planning permission. The sales area of Tesco would be reduced through the removal of 1,775sqm of floorspace on the ground floor. The Tesco café on the mezzanine level would also be removed and would become warehouse space. It is also intended to add a children's' soft play area into the mezzanine floor extending to around 300sqm. The location for the soft play area has yet to be decided as this will depend upon the exact reconfiguration of the upper floor area. An indicative plan of the mezzanine level is submitted with the application details. The remainder of the sales area on the mezzanine would remain as retail floor space, but the reduction in retail area would be 300sqm on this level.

- 3.32 As a result of the Tesco floorspace removal this will allow a new Dobbies Garden Centre to be incorporated which would include an internal area of 1,180sqm and a new external area of 1,421 sqm. In total the new Dobbies Garden Centre including a Dobbies café of 372sqm would extend to 2,787sqm and would be a state of the art Garden Centre selling a full range of horticultural and garden products, accessories and plants.
- 3.33 In addition to the Dobbies Garden Centre a new Giraffe restaurant would be situated to the left of the main Tesco store entrance which would be an independent high quality restaurant offer and would replace the existing Tesco café which is currently situated at the rear of the existing mezzanine level. The Giraffe restaurant would extend to 325sqm with an additional outdoor seating area. New toilets to serve the store and Giraffe would also be installed close to the store entrance.
- 3.34 The new extension to the store would be for the Dobbies Garden Centre and would include a dedicated entrance into the store. Dobbies would operate as a separate store to Tesco. The extension would comprise an enclosed polytunnel plant sales area with a conservatory café and external plant display area. The total extension area would be 1,633sqm and this will include a new service corridor to allow products to be moved directly into the new Dobbies display areas.

3.4 **Scale/Appearance**

- 3.41 The existing Tesco store is a large glazed fronted building with internal mezzanine floor. It extends to 13,607sqm in total. It is situated to the rear of a large surface level car park within a retail environment characterised by large scale buildings situated within extensive car parking areas surrounding by mature landscaping and trees.

- 3.42 The area in which it is intended to construct the Dobbies extension is currently in use as surface level car parking which is a relatively inefficient use of space between the Tesco store and Marks and Spencer immediately to the west. The Marks and Spencer building is situated fronting onto the access road. The proposed Dobbies extension would infill the space between the Tesco store and Marks and Spencer and with the Dobbies entrance being situated close to the road and the Marks and Spencer entry point this would enhance the linkages between the two sites. The proposed Dobbies would also provide further visual cohesion between the Tesco store and Marks and Spencer, but at a scale which is subservient to the existing Tesco and at a lower level.
- 3.43 The scale of the extension is around half the height of the existing store and is the same depth. The appearance of the extended frontage will be a stepping down of the building towards the access road to reduce the visual dominance of the Tesco store. The Dobbies extension will also add visual interest to this elevation through the introduction of timber panelling, glazed frontage, timber entrance structures, outdoor permanent seating areas and light poly tunnel roof structures.



- 3.44 The description of the application is *'Extension to existing retail store to form new garden centre (A1 use) and restaurant (A3 use) with outdoor seating area, including internal reconfiguration of existing store to incorporate D1/D2 uses with associated adjustments to servicing, car parking areas and ancillary works including repositioned ATM'*.
- 3.45 The pedestrian access strategy into the Dobbies store has been carefully considered to facilitate ease of movement into the adjoining Tesco store and also to integrate with access into the Marks and Spencer. There will be both a front and rear pedestrian entrance into the store which will help to disburse pedestrian movement in and around the store entry points. The Dobbies entrances will allow access only into the Dobbies store.

3.5 Access

- 3.51 **Local Highway Impact:** The impact on the local highway network is expected to be minimal. The recent reduced number of trips to/from the Tesco Store resulting from car borne comparison trade transferring to internet trading will effectively be replaced by those visiting the proposed new activities at the store. It is understood that the Culverhouse Cross traffic signal junction is currently operating satisfactorily and the layout has effectively been maximised in terms of access and egress provision to the Culverhouse Retail Park, with full consideration for through traffic. During recent observation surveys the signal controls were seen to be managing the traffic effectively and minimising delay to access and egress. Access to and from the retail park and Tesco will remain as the current situation, which includes vehicular, public transport and pedestrian links. The proposed new activities at the store are likely to result in longer duration visits to the store and a lesser car trip turnover, which is a reduction of the turnover rate of the normal supermarket, which results in a fewer number of trips per day compared to the full potential of the current store.
- 2.52 **Store Parking Impact:** A detailed car parking survey (Saturday 17/05/14 7:00 to 19:00) indicates that there was a minimum of 326 unused spaces out of 726 spaces throughout the day across the car park as a whole. The development proposals show a loss of 73 normal parking spaces. Considering the scale of the parking over-provision the loss of the 73 spaces is considered acceptable. The additional parking requirements from the new on-site activities is highly unlikely to utilise even half of the vacant post-development spaces, particularly given the synergies which will exist between the uses and the dual-purpose trips which will occur.
- 3.53 **Internal Access Impact:** Customer vehicular access in to and out of the Tesco store car park will be unaltered from the current situation, which itself is considered satisfactory.
- 3.54 **Servicing:** Servicing and delivery vehicles will continue to follow the same route as the current Tesco Store. A small change to the existing servicing area is proposed to accommodate a delivery vehicle to serve the garden centre. A vehicle tracking exercise has shown that the proposed additional servicing and deliveries will not affect the operation of the Tesco store or other servicing arrangements and general customer accessibility.
- 3.55 **Transport Statement:** The transport statement supporting the planning application contains a more detailed assessment of the above topics. Ref.
-

Ref: 6913-TS "Tesco Culverhouse Cross Cardiff: Transport Statement for Reconfiguration and Garden Centre".

3.6 **Community Safety Issues**

3.61 The store when constructed took account of community safety in its design and environment ensuring that lighting levels and design of public spaces created clear sightlines and natural surveillance. The introduction of the new uses will not alter the overall approach to community safety and this has been considered in the overall design solution in this application and in the configuration of the new units.

3.7 **Environmental Sustainability**

3.71 Tesco uses a standard set of design criteria to store design and Dobbies also utilise Tesco design criteria. In this instance there will be significant reuse of the existing built fabric through internal reconfiguration. Construction materials and internal fixtures and fittings are relatively standardized and are reused where appropriate. The extensive use of timber and glazing would be sourced from sustainable sources and central buying within Tesco. Existing glazing panels would be reused where possible in the Dobbies extension area. It is possible that the new elements of the store would be sourced from existing parts of the building when down takings are considered, or alternatively they will be sourced from existing Tesco stores where alterations are continually being made as the dimensions and requirements will be the same.

4.0 PLANNING POLICY CONTEXT

4.1 National Policy

- 4.11 National Planning Policy for Wales is set out in Planning Policy Wales Edition 6 February 2014. In chapter 10 referring to planning for retailing and town centres it states under the heading 'Objectives' that the Welsh government's objectives for retailing and town centres include securing accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural Wales.
- 4.12 Policy also seeks to ensure that wherever possible provision should be located in proximity to other commercial businesses, facilities for leisure, community facilities and employment. It states that town, district, local and village centres are the best locations for such provision at an appropriate scale, but also that co-location with enhancement of access provision will provide the greatest benefit to communities.
- 4.13 In respect of Culverhouse Cross, having been an established retail destination for a number of years the area has a sense of identity and purpose and is a well established part of the retail hierarchy providing much needed large scale commercial retail facilities to a very large customer base. Expansion and reinvigoration of the area has been supported previously most notably with the support given to the redeveloped and expanded Tesco store.
- 4.14 National policy establishes the sequential approach to site selection with paragraph 10.2.9 stating that local planning authorities should consider through development plans whether new sites should be identified in centres for retail development. In this case, the development is not a 'new' development, but a reconfiguration of existing retail floorspace with new uses introduced and an expansion of the retail store for a partially covered but also external garden centre and conservatory.
- 4.15 In assessing proposals for extensions to existing stores government policy states in paragraph 10.3.1 that local planning authorities should take into account a variety of factors such as compatibility with the development plan, need for the development, sequential approach, impact on existing centres, net gains in floorspace, take up of allocations, accessibility, improvements to public transport, impact on travel patterns and best use of land close to any transport hub.

- 4.16 Taking such issues into account the policy goes on to distinguish between different ranges of goods and different locations. In 10.3.12 it states that some types of retailing such as stores selling bulky goods and requiring large showrooms may not be able to find suitable sites in town centres. The policy guidance also refers to Technical Advice note 4 entitled Retailing and Town Centres 1996. In this note it states that impact assessments should be undertaken for developments for retailing that extend to 2500sqm gross. This development does not propose new floorspace of this scale.
- 4.17 In chapter 4 of national policy it states in paragraph 4.2.2 that the planning policy system provides for a presumption in favour of sustainable development. In this case the council has recently supported the redevelopment of the site for a large scale supermarket development. Due to changing shopping habits, the space provided is now best used for alternative forms of retailing and Tesco has uncovered demand within its business for reusing the floorspace which exists and for extending the provision on site for a garden centre. This is a sustainable approach to development in ensuring that the building which exists is used to its full potential and will ensure minimal land take on land which is already developed and used for a similar purpose within the same use class. This will avoid development on greenfield land. Tesco has also already established a wholly sustainable approach to building and operations in the existing store building and such operations will continue to be used in the remodeling of the store in accordance with the most up to date sustainable building principles and in accordance with national policy on sustainability.
- 4.18 TAN 12 refers to Design and in particular the Objectives of Good Design. The key elements of this approach have been considered in the design of the new extension to Tesco. Movement, access, character, environmental sustainability and community safety have all been considered by the project architect. In accordance with paragraph 3.3 a collaborative approach has been taken within the design team throughout the scheme's inception ensuring that the three main elements of the proposals have been carefully considered in respect of their relationship to each other as well as their relationship with surrounding land uses and the function of the area as a whole. A sense of arrival and sense of place has been at the forefront of the designers mind in devising the entry sequence in particular.
- 4.19 The designer of the new structures has fully appraised the physical attributes of the site to accommodate the proposed development and it
-

was clear at the outset that in order to accommodate the new uses an extension to the west side of the existing building was a logical and sustainable approach. The existing side elevation is relatively bland set behind a functional area of car parking which is divorced from the main store car park and which is not part of a circulatory route. It was clear from the outset that the loss of these car parking spaces would not adversely affect the functionality of the building and the parent and child spaces could be readily accommodated elsewhere on site. In respect of the economic and social context of the proposal these aspects have driven the overall approach from the outset to ensure that the existing facility is well used and with new uses introduced to enhance the function of the store and to provide a new dimension of retailing in the Vale of Glamorgan with a state of the art garden centre operated by Dobbies. The Giraffe Restaurant will also add a new dimension to the shopping environment providing a high quality restaurant facility to enhance the overall experience of visiting Culverhouse Cross.

- 4.110 As stated in the overall approach to design above there is no common or vernacular style in this commercial area with no one building style predominating. There is however a strong and established landscape setting to the area and this will be maintained with this proposal. Introducing a garden centre into this setting will be appropriate and will sit comfortably within the overall landscaped setting. Given the relatively modest extension the approach to which has been described and explained, there is no need to assess various alternative options. The existing Tesco store is being reconfigured and it is the sales area in the west of the existing store which requires the most radical reconfiguration. It is therefore this area which will house the new operators and as Dobbies requires additional outdoor plant display areas, a side extension is an obvious extension area. Other possible scenarios were not tested due to the needs of the operators.
- 4.111 The overall approach has taken account of the new area of public realm that will be established in the store frontage areas with outdoor seating providing activity and vibrancy in this area. This will also encourage movement between uses both on the Tesco site and towards the adjoining Marks and Spencer. Movement and ease of access for all as noted in paragraph 4.13 of TAN 12 has therefore been taken fully into account.
- 4.112 TAN 12 notes in paragraph 4.15 that adaptability and diversity should focus on the use of both buildings and spaces and also the suitability for modernisation and new use. Such comments are relevant in this case given the relatively recent development of the store, but its inherent

adaptability for alternative uses given the methods of construction and the flexibility this provides for reconfiguration. Tesco is very conscious of the changing nature of retailing which is why it develops stores which are highly adaptable. This application is an example of such working practices and is fully in accordance with TAN 12.

- 4.113 As explained in this statement the designer has taken account of the five aspects of good design. Accessibility to the new uses and existing store has been a key driver to ensure permeability and access for all and to encourage synergies between the operations. The character of the development is functional and effective with a clarity of built form and entry sequence. The boundaries are clear as are the building lines and relationship with surroundings. The uses are appropriate as are the density of uses and the legibility of the proposed development.
- 4.114 Tesco and its business partners take the safety of its customers seriously and in this case a high quality public space has been incorporated in the design which has natural surveillance from the outdoor seating area and with high levels of visibility and interaction between frontages. All routes are clear and unencumbered which encourages self policing and a sense of ownership and belonging.
- 4.115 In respect of environmental sustainability and movement, the only new build element of this development is an outdoor area of plant display and covered poly tunnel area. The store is adapted to incorporate the new operations and as such much of the existing store's built fabric remains as existing and refurbished internally. As described above, the existing building is highly adaptable built on a series of grids with standard column spacing and flat floor plate which can be adjusted to suit different forms of retailing. The existing and proposed new development will utilise up to date energy efficiencies through operational methods such as cold air retrieval, natural ventilation, grey water harvesting, recycling of all packages and waste etc. The overall approach to design is therefore in accordance with TAN 12.

4.2 Unitary Development Plan 1996-2011

- 4.21 The adopted unitary development plan is significantly out of date in respect of retail development. Chapter 7 on retailing refers to the 1980's and 1990's which is no longer relevant to a very different retail market in 2014. Culverhouse Cross retail centre had only recently been developed at the time the UDP was written and since this time consent has been granted for a more recent replacement store. The policies of this plan

therefore have to be read in this context. In the plan Culverhouse Cross is noted as an out of town development on a greenfield site.

- 4.22 The UDP has a range of objectives which are similar to national guidance in seeking to protect and enhance the role of town and district centres. The objectives also encourage the provision of an adequate range of shops to satisfy the needs of the local population. Dobbies have identified a local need in the Vale for a high quality garden centre which has space requirements of around 3000sqm including outdoor poly tunnel and display space for plants and garden products.
- 4.23 Policy Shop 12 of the UDP states that proposals for new retail development outside existing town and district centres will be permitted if all of the 8 criteria are met. The first criteria refers to retail impact and in this regard it should be noted that existing unrestricted retail floorspace will be replaced by garden centre floorspace and a restaurant and will therefore turnover at a much lower level than the existing retail store. This floorspace could presently be given over to much more intensive forms of mainstream retailing. A garden centre is a well established and appropriate form of retailing in out of centre locations. Criterion 1 is satisfied. Further information in respect of this criterion is provided in the supporting retail statement.
- 4.24 The second criterion refers to the sequential 'test'. This test has to be realistically applied given the circumstances of the case. In this instance Tesco has spare capacity within existing retail floorspace which it could subdivide and let to any other form of retailer without requiring planning permission. Tesco has chosen not to go down this route but rather to adapt the space to facilitate a Dobbies garden centre and Giraffe restaurant which are less intensive forms of use than mainstream retailers who could be accommodated on the High Street.
- 4.25 Criterion 3 is not relevant as the land is not zoned for business use and is part of a well established retail destination. In respect of the following transportation criteria the submitted transport statement refers to these issues and as the council has supported large scale retail development on the site when considered against the same policies, these criteria should be deemed to be satisfied. The site can also be adequately serviced and is not a greenfield location. Policy Shop 12 is satisfied.

5.0 CONCLUSIONS

- 5.1 There are continuing and significant changes in shopping habits occurring across the UK with increases in internet based shopping leading to less need for larger stores in the Tesco portfolio to stock extensive ranges of comparison goods. Tesco is therefore considering the consolidation and improvement of its larger store portfolio to introduce new services and functions to utilise the space available in the most efficient manner.
- 5.2 Tesco has business partners and at Culverhouse Cross Dobbies Garden Centres and Giraffe restaurants have identified a market for the goods and services they provide. The consolidation of the Tesco store provides an opportunity to introduce these fascias into the Vale of Glamorgan in a sustainable way by reusing existing retail floorspace in an established retail location. The introduction of a garden centre in this out of town centre location is a suitable and sustainable retail facility in such a location.
- 5.3 The existing Tesco car park is extensive and the small area of car parking adjacent to the store can be better used for the Dobbies external areas which will provide an improved visual appearance to the side elevation and improve accessibility between the Tesco and adjacent Marks and Spencer store.
- 5.4 The overall design and layout is functional, modern and uses sustainable materials. The proposal will allow synergies between new and established uses to be maximised and enhanced and the introduction of the new services will allow Culverhouse Cross to continue to function as a viable and important part of the retail hierarchy in the area for years to come. This statement demonstrates that the principles of inclusive design, access and sustainability have been considered from the outset of the design and space planning process, resulting in a policy compliant and appropriate development.

June 2014

APPENDIX 1

EXISTING STORE PLANNING PERMISSION

THE VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

FULL PLANNING PERMISSION

Agent:
Development Planning Partners.
14, Windsor Place,
Cardiff.
CF10 3BY

Applicant:
Tesco Stores Limited,
C/o Agent.

Replacement Class A1 retail store with car parking alterations, replacement planting and ancillary works at Tesco Store, Culverhouse Cross

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans registered by the Council on 5 August 2005 subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The scheme of landscaping shall be as detailed in the drawings reference ASP 4, 5 and 6 - Revision F, received by the Local Planning Authority on 24th January, 2006.

Reason:

In the interests of the visual amenities of this gateway location.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die,

are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure satisfactory maintenance of the landscaped area.

4. Prior to the commencement of any thinning of trees on site the details of this thinning shall be agreed in writing by the Local Planning Authority and only those trees as agreed in writing shall be thinned.

Reason:

In the interests of the visual amenities of this gateway location.

5. Prior to the commencement of any works for development of the site the trees to be retained on site shall be protected in accordance with BS 5837 and such protection works shall be retained on site for the duration of the works hereby approved.

Reason:

In the interests of the visual amenities of this gateway location.

6. Prior to the commencement of the construction of the store hereby approved details of a scheme for surface water drainage of the site, including details of flow calculations, and details of how flows will be maintained within the culverted watercourse shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not cause or exacerbate flooding in the area.

7. The developer shall submit a Traffic Management Plan and Phasing Plan for the management of on-site parking and for the advertising of the store closure and temporary store commencement and closure to the Local Planning Authority for their approval in writing prior to the erection of the temporary store, the closure of the existing store or of any demolition or site clearance works. The approved Traffic Management Plan and

Phasing Plan shall be followed for the course of the development hereby approved unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure that satisfactory on-site parking is provided and that the development does not adversely affect the safety and free flow of traffic on the adjoining highway network.

8. The approved scheme of parking for the proposed new store shall be fully provided on site in accordance with the terms of Condition No. 7 above and the car parking layout as detailed on the approved drawings shall thereafter be so provided at all times to serve the development hereby approved.

Reason:

To ensure that satisfactory on-site parking is provided and that the development does not adversely affect the safety and free flow of traffic on the adjoining highway network.

9. Prior to the commencement of development details of the construction of the new internal access road and modifications to the approaches on the roundabout, including provision of a pedestrian refuge, and details of lighting shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in full accordance with the approved details and the access road and refuge shall be completed prior to the new store hereby approved opening to the public unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure a safe access to the development for vehicles and pedestrians.

10. Details of the construction periods for the development, which shall avoid the peak Christmas trading period, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that the development does not adversely affect the safety and free flow of traffic on the adjoining public highway network.

11. Deliveries of materials for the construction of the development hereby approved or for the removal of demolition materials from the site shall not take place between 07.30 hrs. and 09.30 hrs. or between 15.30 hrs. and 18.30 hrs. Monday to Friday unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure that the development does not adversely affect the safety and free flow of traffic on the adjoining public highway network.

12. Prior to the commencement of any development or site clearance, details of the method of wheel washing and dust suppression shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be fully implemented on site prior to the commencement of any site clearance or development and shall thereafter be so maintained for the duration of the works on site.

Reason:

To ensure that the amenities of the area and highway safety are safeguarded during the development works.

13. Prior to the construction of the replacement store hereby approved details of the capacity of the existing foul drainage system and its capacity to cater for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that an acceptable foul drainage system serves the development.

14. The development shall be carried out in accordance with the 'Noise Reduction Measures' as detailed in part 5 of the 'Construction Noise Assessment of Tesco Culverhouse Cross Site Vale of Glamorgan' submitted with the planning application 05/01051/FUL and noise generating activities shall only take place outside the terms of that assessment with the prior written approval of the Local Planning Authority.

Reason:

To ensure that amenities of nearby occupiers are not adversely affected during development.

15. The development referred to as a temporary store shall be removed from the site within two months of the replacement store hereby approved being first brought into beneficial use unless the Local Planning Authority gives written consent to any variation.

Reason:

The retention of the store on a permanent basis would not be acceptable in planning terms.

16. This consent shall not relate to the indicative roof plant referred to on Drawing No. F/EXT/1060-PO3.

Reason:

No details of the plant have been submitted.

17. No more than 50% of net sales area of the proposed new build, replacement store hereby approved shall be used for the sale of comparison goods.

Reason:

To ensure that the Local Planning Authority maintains control over the scale and nature of retailing at the site to safeguard the vitality and viability of the established retail centres.

18. The recycling facilities as detailed on the approved drawings shall be provided on site prior to the new store hereby approved being brought into beneficial use and shall thereafter be so maintained unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure the provision of recycling facilities.

19. Prior to the commencement of any tree felling on site full details of any retaining walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme.

Reason:

In the interests of the visual amenities of the area.

NOTE:

1. **Please note that a legal agreement/planning obligation has been entered into in respect of the site referred to in this planning consent. Should you require clarification of any particular aspect of the legal agreement/planning obligation please do not hesitate to contact the Local Planning Authority.**
2. **Where the work involves the creation of, or alteration to, an access to a highway the applicant must ensure that all works comply with the appropriate standards of the Council as Highway Authority. For details of the relevant standards contact the Visible Services Division, The Vale of Glamorgan Council, The Alps, Wenvoe, Nr. Cardiff. CF5 6AA. Telephone 02920 673051.**
3. **The developers attention is drawn to the requirements of the Wildlife and Countryside Act (1981) (as amended) and the European Legislation under the Habitats Directive (EC Directive 92/43/EC) enacted in the U.K. through the Conservation Regulations (1994), including in relation to nesting birds whereby it is an offence to take, damage or destroy the nest of any wild bird whilst that nest is in use or being built.**
4. **The applicants are advised that all necessary consents/ licences must be obtained from, the Environment Agency prior to commencing any site works.**
5. **This permission does not purport to grant consent for the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) Regulations, 1992.**

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Dated: 17 May 2006



Head of Planning and Transportation

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES
ATTACHED TO THIS FORM.**