AVISON YOUNG

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PP Ref: PP-15357091
Our Ref: 01C600617

10th November 2026

Dear Havering Council,

BIODIVERSITY CONSIDERATIONS

Aldi Stores Ltd: Aldi, 119-129, St Marys Lane, Upminster, RM14 2QB.
Full planning application for replacement refrigeration plant equipment, the installation of air source heat pumps therein and associated development.

In relation to the site of Aldi, St Marys Lane, Upminster; Avison Young is instructed by Aldi Stores Ltd to submit an application for full planning permission for: Replacement refrigeration plant equipment and associated fenced enclosure, installation of air source heat pumps therein as well as associated development.

The development proposals specially include:

1) Removal of existing items of refrigeration plant equipment and associated fenced enclosure.
2) Erection of a replacement fenced enclosure; comprised of palisade fencing and gates, faced with timber slats.
3) Installation of the following plant equipment within the proposed replacement fenced enclosure:
    a. 1no. EPTA Type 6 3 Fan Gas cooler (@ 30 dBA @ 10m)
    b. 1no. Space DT Compressor pack (@ 35 dBA @ 10m)
    c. 1no. EPTA Type 6 Reach In Refrigeration Pack (30 dBA @ 10m)
    d. 2no. Vaillant aroTHERM plus 12kw (38 dBA @ 5m)

The application has been submitted via the Planning Portal, which requires the mandatory submission of a Biodiversity Statement and Biodiversity Metric Calculation Tool for full planning applications submitted within Havering.

The red line boundary of the planning application measures approximately 48.2 sq m. We expressly confirm for the avoidance of doubt that the entirety of this 48.2 sq.m comprises of hard landscaping only. The development proposals, which are quoted in the above paragraph, and detailed on the submitted drawings, therefore will not result in the loss of any soft landscaping, habitat or any other ecological features.

In respect of this, we consider the at the application should be exempt from the requirement to supported by a Biodiversity Statement and Biodiversity Metric Calculation Tool.

Should you have any queries, please do not hesitate to contact Harry Berks MRTPI on +44 07721 753258 or at harry.berks@avisonyoung.com

Yours faithfully

Avison Young (UK) Limited

For and on behalf of Avison Young (UK) Limited

Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS