

Our ref: 20-00934

18 May 2022

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LONDON
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Dear Sir/Madam,

Re: Submission of a Full Planning Application at Unit 4, Fallowfield Retail Park, Birchfields Rd, Manchester M14 6FS

We write on behalf of our client, Lidl Great Britain Limited, to inform you of the submission of a Full Planning Application for the Installation of external plant at Unit 4, Fallowfield Retail Park, Birchfields Road, Manchester, M14 6FS.

The planning application has been submitted via the Planning Portal (Ref: PP-11222929). This letter in conjunction with the enclosed application form, drawings, technical reports and the requisite planning fee comprise the applicant's full planning application package.

The drawings and technical reports comprise the following:

- Application Form and Certificates;
- Application covering Letter (this letter) dated 18th May 2022;
- Site Location Plan;
- Noise Assessment Addendum, prepared by Miller Goodall;
- Proposed GA Plan (FFY22-20);
- Proposed Elevations Plan (FFY22-30);
- Specification Sheet (JEHR-0113-B1-M-1);
- Specification Sheet (JEHR-0210-B2-L-3); and
- Kitchen Ventilation Specification.

Site and Surroundings

The application site forms part of the existing Fallowfield Retail Park. Specifically, the application relates to Unit 4 which is proposed to be redeveloped as part of application ref: 130189/FO/2021 for Demolition of existing units 4, 5, 6, 7, 8, and 10 and erection of a single storey building to form new retail foodstore (Use Class

E) and separate hot food delivery unit (sui generis) with associated car parking and landscaping. Unit 4 is the hot food delivery unit (sui generis).

Fallowfield Retail Park is bound by Birchfields Road to the west, Moseley Road to the south, railway lines to the east. The proposed Unit 4 is bound by the proposed Lidl foodstore to the south, and the service yard entrance to the north.

Planning History

A search of the Council's online planning records indicates the following planning history:

Reference	Description	Decision	Decision Date
038328	Erection of non-food retail buildings, garden centre and restaurant	Withdrawn	10 th July 1991
042615	Erection of buildings to form a neighbourhood shopping centre including a restaurant/leisure facility with 303 vehicle parking spaces after demolition of existing bus depot	Approved	21 st January 1993
043793/MO/CENTL2/93	Erection of a neighbourhood shopping centre comprising 8 retail units and a "drive-thru" restaurant including 258 car parking spaces after demolition of existing bus depot	Approved	23 rd September 1993
128975/DEM/2020	Prior Approval for the demolition of the overhead canopy relating to units 3 and 4	No objection	26 th January 2021
131990/DEM/2021	Prior Approval for the demolition of units 4-8 and 10 at Fallowfield Shopping Centre	No Objection	25 th November 2021
130189/FO/2021	Demolition of existing units 4, 5, 6, 7, 8, and 10 and erection of a single storey building to form new retail foodstore (Use Class E) and separate hot food delivery unit (sui generis) with associated car parking and landscaping	Pending	

The current Unit 4 is in use as a Pizza Hut delivery unit and is therefore classed as sui generis.

Proposed Development

The application seeks planning permission for the installation of plant. The application is accompanied by a layout plan and elevation plan showing the location of the external plant, along with the associated specifications.

The elevations plan shows a high velocity outlet cowl, fresh air intake louvre, and 2 no. wall mounted chiller/freezer condensers located on the rear elevation.

The opening hours approved for Unit 4 under planning permission reference 130189/FO/2021 are as follows:

11.30 to 00.00 hrs daily.

Planning Policy

National Policy

National planning policy is set out within the National Planning Policy Framework (2021) (NPPF), which is supplemented by the National Planning Practice Guidance (NPPG).

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay, or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Section 4 of the Framework (Decision-making) confirms that local planning authorities should approach decisions on proposed development in a positive and creative way by working proactively with applicants to secure developments that will improve the economic conditions of the area.

Section 6 of the Framework (Building a strong, competitive economy) states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 12 of the Framework (Achieving well-designed places) confirms that good design is a key aspect of sustainable development and creates better places in which to live and work. Good design also helps make development acceptable to communities.

Local Policy

The adopted Development Plan for Manchester City Council consists of the 'Saved policies' of the Unitary Development Plan for the City of Manchester (1995) and Manchester Core Strategy (2012).

Policy DM1 (Development Management) states that all development should have regard to a list of specific issues. The following are relevant to the application proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding area in terms of design, scale and appearance;
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation;
- Accessibility;
- Community safety and crime prevention;

- Refuse storage;

Assessment

The application seeks full planning permission for the installation of plant and fascia sign at Unit 4, Fallowfield Retail Park. The proposed elevations show the plant will be located to the rear of the building within the service yard.

The plant is also appropriate to the use proposed and to the site and the site's location within the existing Retail Park given that the Unit will be a replacement for the existing Unit 4 with the same occupier.

The application is supported by a Noise Assessment Addendum, prepared by Miller Goodall. The report assess noise from the fixed plant associated with Unit 4, and concludes that the impact of fixed plant noise emissions from Unit 4 and the approved Lidl foodstore is cumulatively low.

The location of the plant would not have a detrimental effect on the surrounding area or on amenity, and is therefore considered to be in accordance with Policy DM1 of the Core Strategy and the overarching principles of the NPPF.

The development is therefore considered to be in line with local and national policy, and wholly in keeping with the site's setting and location.

Conclusion

After consideration of relevant national and local planning policies, it is considered that this application is policy compliant and is therefore acceptable in planning terms. There is therefore a compelling case for the granting of permission without delay.

We trust that the enclosed information is sufficient to enable you to validate the application and look forward to receiving confirmation in due course. We will be pleased to address any matters raised through the consultation process.

Please contact me in the first instance should you require any further information.

Yours faithfully,



J Ambrus (May 18, 2022 17:21 GMT+1)

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