

Our Ref: 22-01001

24 May 2022

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

York House
York Street
Manchester
M2 3BB

0370 777 6292
info@rapleys.com
rapleys.com

LONDON
BIRMINGHAM
BRISTOL
CAMBRIDGE
EDINBURGH
HUNTINGDON
MANCHESTER

Dear Sir/Madam,

Re: Application for Full Planning Permission for external alterations to facilitate a DRS at Lidl, Upper Conran Street, Harpurhey, Manchester M9 4DA

We write on behalf of our client, Lidl Great Britain Limited, to inform you of the submission of a Full Planning Application for external alterations to facilitate a Deposit Return Scheme (DRS) at Lidl, Upper Conran Street, Harpurhey, Manchester M9 4DA.

The planning application has been submitted via the Planning Portal (Ref: PP-11273297). 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;
- Application Covering Letter (this letter) dated 24th May 2022;
- Site Location Plan;
- Existing Ground Floor Plan & First Floor Plan;
- Existing Elevation Plan;
- Proposed GA Plan; and
- Proposed Elevations Plan.

In addition to the above, this covering letter should also be taken into account in the determination of the planning application.

Site and Surroundings

The site comprises the existing Lidl foodstore located at Upper Conran Street, Harpurhey. The site is bound by Upper Conran Street to the east and Asda Superstore to the west.

The surroundings are predominantly commercial in nature as part of Harpurhey Shopping Centre. The area to the east beyond Upper Conran Street is residential in nature.

Relevant Site Planning History

A search of the Manchester City Council online records has revealed the following relevant planning history.

Table 1. Planning History		
Reference	Description	Decision Date
044050/FO/NORTH2/93	Erection of a single storey building to form a supermarket with parking for 85 vehicles	Approved 24 th November 1993
079425/FO/2006/N1	Retrospective application for single storey rear extension to form additional 40 sq. m storage area in connection with retail use (Use Class A1)	Approved 26 th July 2006
110424/FO/2015/N1	Erection of side and rear extensions to form an enlarged store together with associated elevational alterations, including the installation of plant, alterations to layout of carpark and relocation of trolley store within car park.	Approved 8 th March 2016
112458/JO/2016/N1	Variation of conditions 2 and 4 of planning permission 110424/FO/2015/N1 to allow changes to the layout and elevations of the existing store including increase in height of the east and south elevations of the building together with reconfiguration of the car parking layout and extension of opening hours of the store to open between 07:00 and 22:00 Monday to Saturday and 10:00 and 17:00 Sundays	Approved 18 th August 2016
113390/FO/2016	Erection of a two storey extension and a single storey extension together with rearrangement of external and internal areas, including car parking and the siting of associated external plant	Approved 1 st November 2016
114502/NMC/2016	Non-material amendment to planning permission referenced 113390/FO/2016 to revise the surface finish of the parking bays	Approved 23 rd November 2016

The Proposal

The proposed development comprises minor internal and external alterations to the existing Lidl foodstore to facilitate a DRS facility. DRS is a system which enables consumers buying a product pay an additional amount of money (a deposit) that will be reimbursed upon the return of the packaging or product to a collection point. These systems seek to ensure that packaging is correctly recycled, facilitating a circular economy.

The external alterations include the relocation of the existing emergency exit door slightly to the east, and the insertion of new automatic sliding doors to provide access to the DRS.

The DRS will be located inside the existing building in a subdivision of the bakery area. Full details of the proposed development are shown on the accompanying plans.

National and Local Planning Policy

National Planning 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 Planning 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; and
- Refuse storage.

Assessment

The proposed development is located at an existing Lidl foodstore. The proposed external alterations will facilitate the introduction of a DRS. It is considered that this element of the scheme will provide a significant environmental benefit in support of sustainable development in that it will encourage re-use and recycling of packaging materials.

While deposit return schemes are not currently a common feature in England, the Government recently consulted on the introduction of this type of scheme. Given this, it is likely that these schemes will become more popular in the future and as such, this proposal seeks to futureproof the retail unit.

The proposed development comprises minor alterations to the main elevation of the existing store facing the car park. The proposed new external doors are considered to be well proportioned in relation to the existing building and would not appear out of character with the surroundings.

On this basis, it is considered that the proposals should be fully supported by Manchester City Council and that permission should be forthcoming.

Conclusion

This application seeks permission for external alterations to facilitate a DRS at Lidl, Upper Conran Street, Harpurhey, Manchester M9 4DA.

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 24, 2022 16:05 GMT+1)

Joshua Ambrus

MPLAN MRTPI

Senior Planner

joshua.ambrus@rapleys.com

07467 955284