



[Draft]Re: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

From [REDACTED]

Date Thu 05/06/25 9:14 AM

To Steven Mccoombe [REDACTED]

Cc [REDACTED]

Good morning Steve, thanks for the update.

The current and proposed fence is a modular fence that can be reconfigured/ amended to incorporate the trees.

T3 and T6 are not currently impacted with the contact with the fence, so would not be affected by the removal/replacement of the fence (ie. The trees aren't attached to the fence/growing into it.)

Could we ask why a car parking space cannot be removed, to reposition the footpath impacting T10?

They currently provide high amenity value along the busy stretch of road, so we would still like them to be retained.

Regarding the RPA and encroachment onto the public footpath; our highways department will rectify any damage to the footpath/highways in due course, when necessary.

Happy to provide any further comment or clarification.

Much appreciated.

Best regards

[REDACTED]

From: Steven Mccoombe [REDACTED]

Sent: Wednesday, June 4, 2025 11:06:35 am

To: [REDACTED]

Cc: [REDACTED]

Subject: Fw: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

[REDACTED]

Further to your response in relation to the above planning application dated 29 May 2025, please see the applicant's response.

I would be grateful for your further comments.

Thanks

Steve McCoombe
Senior Planner

Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

From: [REDACTED]

Sent: 04 June 2025 11:00 AM

To: Steven Mccoombe [REDACTED]

Subject: RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

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Hi Steve,

Thanks for sending over these comments.

Our Arb consultant has reviewed the comments and provided the following response:

T3 and T6 are both trees that are starting to outgrow their context as they are growing up against and directly contacting the existing boundary fence. Realistically this will limit their prospects as they continue to encroach upon the boundary and public footpath. As a result, these trees are considered to be retention category 'C', with a likely remaining contribution of 10 to 20 years. This makes the trees low amenity value overall.

Additionally, the public footpath immediately to the south of the trees is already encroaching upon the RPAs and reducing their rooting area. With all things considered we would recommend removing these trees and replacing them with something more suitable within the soft landscaping plan.

T10 can't be retained as it is in the middle of a footpath, however T12 is already indicated as being retained.

As mentioned previously, we are reviewing the potential for additional tree planting and will submit a revised plan once ecology comments are received, in case any further changes are required.

Have you received any other consultee comments at this stage?

Kind regards,

[REDACTED]
BSc (Hons) MSc MRTPI

Senior Planner

Planning Division

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From: Steven Mccoombe [REDACTED]
Sent: 30 May 2025 10:57
To: [REDACTED]
Subject: Re: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

[REDACTED]

Further to below, for which a response is awaited, I have now received the response from the Council's Tree Officer.

An objection is raised in relation to the proposed tree removals along the boundary of the site. The trees are in good condition and of very high amenity value in their location.

The trees as listed in the AIA are:

T3 – Silver Birch
T6 – Silver Birch
T10 – Silver Birch
T12 - Ash

It is considered that trees are capable of being incorporated into the site boundary using hand tools to excavate the parking spaces which are closest and possibly losing a car parking space.

I would be grateful if you could submit a revised plan to take account of the above and the request for further tree planting.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 20 May 2025 9:46 AM

To: Steven Mccoombe [REDACTED]

Subject: RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

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Hi Steve,

Thanks for the email.

We are looking at additional tree planting and some design justification. However we will wait until arb/ecology comments are received before we submit amended landscape proposals to avoid a number of revisions etc to the plans.

Kind regards,

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From: Steven Mccoombe [REDACTED]

Sent: 16 May 2025 13:46

To: [REDACTED]

Subject: Re: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

[REDACTED]
As previously advised, the Council would like to see more tree planting to break up the expanse of car parking. Please can you review.

I would also like to understand the justification for the proposed site layout, as it will be questioned as to why the store cannot front the road?

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 19 March 2025 10:54 AM
To: Steven Mccoombe [REDACTED]
Cc: [REDACTED]
Subject: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston

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Hi Steve,

Please find attached the proposed site plan for the above site. We don't have any further plans finalised yet, but happy to share them when they are ready if you require.

Kind regards,

[REDACTED]
BSc (Hons) MSc MRTPI
Senior Planner
Planning Division
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