

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

Our ref: JCS/20-00934
Date: 29 October 2025

Dear Sir / Madam,

Re: Planning application to discharge planning conditions with respect to Planning Permission Ref. 139751/FO/2024 at Fallowfield Retail Park, Birchfields Road, Manchester, M14 6FS.

We write on behalf of Lidl Great Britain Limited ('Lidl') to submit a discharge of conditions planning application in respect of the above site.

Planning Permission Ref. 139751/FO/2024 for the above-mentioned development was formally approved by Manchester City Council on 26th July 2024, with a number of planning conditions attached to the permission requiring discharged. Accordingly, we seek to discharge the following conditions:

Condition	Topic
27	Surface Water Drainage
31	Noise Management Plan

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14448349) on 29th October 2025.

- Application covering letter (this letter) dated 29th October 2025;
- Completed application form;
- Technical Response to Manchester City Council on Planning Condition 27, produced by SCP dated 28th October 2025;
- External Works Plan drawing no. SMR-00-DR-A-2004-A3-C3;
- Typical Drainage Details drawing no. SP-06; and
- Noise Management Plan produced by Miller Goodall.

The requisite planning application fee of £298 has also been paid via the Planning Portal. In addition to the above, the specific information in respect to the various conditions is set out below.

Condition 27 (Surface Water Drainage) states:

"Notwithstanding details submitted, no above ground development shall take place until surface water drainage works have been implemented in accordance with Non- Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the City Council as Local Planning Authority. In order to avoid/dischage the above drainage condition the following additional information should be provided:

- *Clarification on the proposed discharge rates into Fallowfield Brook culvert;*
- *Maximised integration of green SuDS components if practicable, to compensate for the proposed loss of bioretentive features on-site. An appraisal of green SuDS components demonstrating maximised integration should be submitted;*
- *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Levenshulme Fallowfield Critical Drainage Area. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates;*
- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;*
- *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*
- *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;*
- *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;*
- *Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required;*
- *Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.*
- *Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority;*
- *Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;*
- *For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.*
- *Hydraulic calculation of the proposed drainage system;*
- *Construction details of flow control and SuDS elements."*

In regard to this condition, please refer to the Technical Response produced by SCP, External Works Plan and Typical Drainage Details.

Condition 31 (Noise Management Plan) states:

"Prior to commercial units hereby approved becoming operational, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council. The NMP shall include an assessment of noise from all activities associated within loading bays and service yards. Where applicable, the noise assessment should take account of multiple noise sources operating simultaneously and report the cumulative impact. The noise impact of the development should be controlled to the criteria set out in the City Council's Planning and Noise Technical Guidance. The development shall only operate in accordance with the agreed NMP."

In regard to this condition, please refer to the Noise Management Plan.

Conclusion

We trust that the information provided is sufficient to discharge the above listed conditions and we look forward to confirmation of early validation and determination of this application. However, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact Rapleys.

Yours faithfully,


Rapleys LLP (Oct 29, 2025 13:27:54 GMT)

Rapleys LLP