RAPLEYS

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

Our ref: JCS/22-00685
Date: 06 June 2025

Dear Sir / Madam,

Re: Planning application to discharge planning conditions with respect to Planning Permission Ref. 138626/JO/2023 at 550 Mauldeth Road West, Manchester, M21 7AA for the Variation of Conditions 2, 16, 23 and 24 attached to planning permission 135647/FO/2022 to allow an increase in Gross Internal Area of 104m2 of food store, removal of first floor welfare area, reduction in car parking spaces from 85 to 76 and amendments to the landscaping layout.

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. 13826/JO/2023 for the above-mentioned development was formally approved by Manchester City Council on 11th March 2024, with a number of planning conditions attached to the permission requiring discharged. Accordingly, we seek to discharge the following conditions:

Condition	Topic
3	Samples and Specifications of Materials

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14079368) on 6th June 2025.

- Application covering letter (this letter) dated 6th June 2025;
- Completed application form;
- External Materials Schedule rev P03;
- Olde English Red Multi brick specification document;
- Olde English Red Multi brick image;
- Planed Tongue & Groove secret fix cladding image; and
- Standing seam zinc roof image.

Physical samples of materials have also been delivered to Manchester City Council.

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.

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Condition 3 (Samples and Specifications of Materials) states:

"With the exception of demolition, no above ground development that is hereby approved shall commence unless and until samples and specifications of all other materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials."

In regard to this condition, please refer to the External Materials Schedule, Olde English Red Multi brick specification document, Olde English Red Multi brick image, Planed Tongue & Groove secret fix cladding image and the Standing seam zinc roof image. Physical samples of the materials were also delivered to Manchester City Council on 6th June 2025.

Conclusion

We trust that the information provided is sufficient to discharge the above listed condition 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 me.

Yours faithfully,

Jake Challinor-Smith

Jake Challinor-Smith (Jun 6, 2025 13:49 GMT+1)

Rapleys LLP