RAPLEYS

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

Our ref: JCS/20-00934
Date: 25 February 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
36	Detailed Design and Method Statements for Ground-floor Structures
37	HS2 Concurrent Construction

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-13805832) on 25th February 2025.

- Application covering letter (this letter) dated 25th February;
- Completed application form;
- Proposed Foundation GA drawing no. 4407-S-0201 rev P03;
- Proposed Pile GA drawing no. 4407-S-0200 rev P04;
- Foundations Sections and Details drawing no. 4407-S-0204 rev P03; and
- HS2 Email Confirmation.

The requisite planning application fee of £145 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 36 (Detailed Design and Method Statements for Ground-floor Structures) states:

"No development shall commence until detailed design and method statements for all of the ground-floor structures and for any structures below ground level, including piling (temporary and permanent) have been submitted to, and approved by the City Council as Local Planning Authority in liaison with HS2 Ltd which:

- *accommodate the proposed location of the HS2 underground and other structures, including any temporary works;*
- *accommodate ground movements arising from the construction thereof;*
- *mitigate the effects of sound and vibration arising from the operation of the HS2 railway or alternative scheme within the HS2 underground and other structures;*
- *mitigate the effects on HS2 infrastructure of ground movements arising from the proposed development; and*
- *mitigate the impacts of electromagnetic transmissions arising during operation of the HS2 railway or alternative railway scheme."*

In regard to this condition, please refer to the Proposed Foundation GA, Proposed Pile GA and Foundations Sections and Details drawings.

Condition 37 (HS2 Concurrent Construction) states:

"The method statements to be submitted shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted and of the proposed HS2 infrastructure in or adjacent to the site of that development, the construction of the HS2 infrastructure or alternative railway scheme is not impeded. The development shall be carried out in all respects in accordance with the approved designs and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraph 1 of this condition shall be completed, in their entirety, before any part of the proposed development building(s) hereby permitted is/are occupied."

In regard to this condition, please refer to the HS2 email confirmation.

Due to the status of the HS2 development, there will be no concurrent construction between the two developments. Therefore, the method statements and arrangements are no longer required.

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 me.

Yours faithfully,

Rapleys LLP

Rapleys LLP (Feb 25, 2025 10:27 GMT)

Rapleys LLP