MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Lidl Great Britain Limited
C/o Agent

Agent (if used)

Mr Jake Challinor-Smith
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York House
York Street
Manchester
M2 3BB

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (materials), 6 (local labour), 13 (cycle parking), 17 (biodiversity net gain), 18 (boundary treatment), 19 (car park management plan), 20 (servicing plan), 23 (BAPA) and 40 (travel plan) attached to planning permission 139751/FO/2024

Location: Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS

Date of application: 28 November 2024

Application number: CDN/24/1097

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 3 (materials)
The external materials shown on drawing referenced 7397-SMR-00-ZZ-DR-A-2006-A3-C6 (Proposed Elevations), and accompanying materials schedule prepared by SMR, received by the City Council as Local Planning Authority on 28 November 2024, are acceptable. Subject to implementation of the agreed materials, condition 3 can be discharged.

Condition 6 (local labour)
The details contained within the submitted Local Labour Statement prepared by Rapleys, received by the City Council as Local Planning Authority on 28 November 2024, are satisfactory. Subject to implementation of the agreed details, condition 6 can be discharged.

Condition 13 (cycle parking)
The cycle parking details shown on drawing referenced 7397-SMR-00-ZZ-DR-A-2014 P3 (Cycle Parking Details), received by the City Council as Local Planning Authority on 17 January 2025, are acceptable. Subject to implementation of the agreed details, condition 13 can be discharged.

Condition 17 (BNG)
The details contained within the submitted Biodiversity Gain Plan and Habitat Management and Monitoring Plan prepared by Enzygo (Ref: MAN.1230.027.EC.R.003 - Rev A, received by the City Council as Local Planning Authority on 4 December 2024 and 20 January 2025 respectively, are acceptable. Subject to implementation of the agreed details, condition 17 can be discharged.

Condition 18 (boundary treatment)
The boundary treatment detailed on drawing referenced 7397-SMR-00-XX-DR-A-3007-A4-C5 (Site Kerb Plan, Details and Boundary
Treatments), received by the City Council as Local Planning Authority on 28 November 2024, is satisfactory. Subject to implementation of the agreed details, condition 18 can be discharged.

Condition 19 (car parking)
The details contained within the submitted Car Park Managment Strategy prepared by SCP (Ref: RL/200272/CPMS/01), received by the City Council as Local Planning Authority on 28 November 2024, are satisfactory. Subject to implementation of the agreed details, condition 19 can be discharged.

Condition 20 (servicing plan)
The details contained within the submitted Delivery, Servicing and Waste Management Plan prepared by SCP, (Ref: SCP/200272/DSWMP/01, received by the City Council as Local Planning Authority on 28 November 2024, are satisfactory. Subject to implementation of the agreed details, condition 20 can be discharged.

Condition 23 (BAPA)
The details contained within the submitted Network Rail Asset Protection Enquiry Form, received by the City Council as Local Planning Authority on 28 November 2024, are satisfactory. Subject to separately agreeing the scope of works with Network Rail Asset Protection, condition 23 can be discharged.

Condition 40 (Travel Plan)
The submitted Travel Plan prepared by SCP (Ref: SCP/200272/TP/05) and accompanying Staff Travel Information Pack, received by the City Council as Local Planning Authority on 29 November 2024, is satisfactory. Subject to the ongoing implemention of the agreed Plan, condition 40 can be discharged.

Date: 3 February 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.