

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

Our ref: 22-00685
Date: 09 January 2025

Dear Planning Department,

Re: Application for a Non-Material Amendment under Section 96A of the Town & Country Planning Act (as amended) pursuant 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') as we are instructed to submit a non-material amendment (NMA) planning application in respect of the above site.

We enclose the following documents relevant to the planning application, which is submitted via the Planning Portal (PP-13684470) on 9th January 2025.

- Completed Planning Application Form;
- Application Covering Letter (this letter) dated 9th January 2025;
- Proposed Ground Floor Plan drawing no. P100;
- GA External Elevations drawing no. P200 rev C;
- GA Site Section drawing no. P300 rev A;
- Bakery DRS Room Detail Section drawing no. T310 rev A;
- Delivery Area Detail Section drawing no. T311 rev A;
- Proposed GA Setting Out Site Plan drawing no. T402 rev D; and
- Proposed Levels and Gradients Site Plan drawing no. T411 rev D.

The planning application fee has been paid via the Planning Portal.

In addition to the above enclosures, I would be grateful if you can take into account the contents of this letter in determining this Section 96A NMA application.

Site and Surroundings

The site is approximately 0.7ha and is located to the north of Mauldeth Road West and east of Nell Lane. The site is bound by Mauldeth Road West to the south east, Nell Lane to the south west, Chorlton High School to the north, and Mauldeth House office building, the associated car park and Hough End Hall to the west.

The site formally comprised the Lowry House office building, which was located to the north of the site, with associated car parking to the south, east and north west. The existing vehicular access is taken from Nell Lane.

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Proposed Non-Material Amendment and Background

This Section 96A application seeks a non-material amendment to Planning Permission Ref. 138626/JO/2023.

Following the approval of the application, Lidl reviewed the store design which has resulted in the following minor amendments being required:

- Roof fascia depth increased to 450mm;
- Minor increase in roof fascia overhang;
- Small number of associated M&E equipment added to the roof;
- Position of entrance doors slightly altered to centre with the roof apex, and logo sign to repositioned to match;
- Increase in height of the plant deck, louvres added to the front and side of the plant deck, and change in timber colour to match the roof fascia;
- Roof standing seam height marginally increased with the use of Garland specification standing seam roofing.

The proposal is considered to be non-material on the following grounds:

- The proposal will not result in a material or significant change to the external appearance of the development already consented;
- The proposed amendment does not alter the development from the description of development on the planning permission and does not conflict with any conditions of the permission;
- No adopted planning policy is breached;
- The proposed amendment does not conflict with an objection to the original planning permission raised by a consultee or any interested third party; and
- The proposed amendment would not alter the siting, footprint, bulk or massing of the consented building.

In addition to the above, prior to the application being submitted, advice has been sought from Manchester City Council Planning Department. Area Group Manager, Jennifer Connor confirmed that the proposed changes could be appropriately covered by an NMA application via email on 19th December 2024.

A full set of plans has been submitted as part of the application to reflect the minor change in site layout.

Planning Assessment

The principle of development has been agreed through the planning permission to which this NMA application relates. The proposed amendment would result in very minor changes to the appearance of the store, with the amendments closely resembling the previously approved plans.

The proposal represents a very minor amendment and will have a negligible impact on the appearance and scale of the consented development. The amendment is also necessary to ensure the store meets the operational requirements of the business. The amendment proposed is minor in nature, is in line with the previous permission, and is not considered to materially depart from the planning permission to which this application relates and therefore, should be supported by planning policy.

Conclusion

In conclusion, the scale and nature of the proposed amendment remains in keeping with the approved scheme and the site's surroundings. On this basis, the proposed amendment is considered non-material in nature and does not deter from the previous planning approval. There is therefore a compelling case for the granting of permission without delay.

We trust that the enclosed details are sufficient to enable you to validate the application and look forward to receiving your confirmation in due course. Rapleys will be pleased to address any matter raised through the application process.

Please contact me in the first instance should you require any further information.

Yours faithfully,

Jake Challinor-Smith

Jake Challinor-Smith (Jan 9, 2025 16:24 GMT)

Jake Challinor-Smith

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