

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

Our ref: 20-00934
Date: 30 September 2024

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
4	Construction Management Plan
23	Basic Asset Protection Agreement

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-13448775) on 30th September 2024.

- Application covering letter (this letter) dated 21st June 2024;
- Completed application form;
- Fallowfield Retail Park Construction Management Plan; and
- NHS Medical Centre Demolition Method Statement.

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.

Condition 4 (Construction Management Plan) states:

“Notwithstanding details submitted, prior to the commencement of development (excluding demolition), a construction management outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

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- - Measures to control noise and vibrations;
- - Dust suppression measures;
- - Compound locations where relevant;
- - Location, removal and recycling of waste;
- - Detail of an emergency contact telephone number;
- - Parking of construction vehicles; and
- - Sheeting over of construction vehicles.
- The development shall only be carried out in accordance with the approved construction management/demolition management plan.”

In regard to this condition, please refer to the Fallowfield Retail Park Construction Management Plan produced by Safetyform.

Condition 23 (Basic Asset Protection Agreement) states:

“Prior to the commencement of development, A BAPA (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. Confirmation of the agreement and the agreed measures shall be submitted to approved in writing by the City Council as Local Planning Authority prior to works commencing on site. The development shall only be implemented in accordance with the measures agreed by Network Rail.”

In regard to this condition, please refer to the Fallowfield Retail Park Construction Management Plan produced by Safetyform.

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,

Jake Challinor-Smith
Jake Challinor-Smith (Sep 30, 2024 16:34 GMT+1)

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