RAPLEYS

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

Our ref: 22-00685
Date: 20 September 2024

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
4	Construction Management Plan

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-13354930) on 22nd August 2024.

- Application covering letter (this letter) dated 20th September 2024;
- Completed application form; and
- Construction Management Plan produced by Safetyform.

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:

"No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

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o A construction programme including phasing of works;
o 24 hour emergency contact number;
o Expected number and type of vehicles accessing the site;
o Deliveries, waste, cranes, equipment, plant, works, visitors;
o Size of construction vehicles;
o The use of a consolidation operation or scheme for the delivery of materials and goods;
o Phasing of works;
o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
o Locations for storage of plant/waste/construction materials;
o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
o Arrangements to receive abnormal loads or unusually large vehicles;
o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
o Any necessary temporary traffic management measures;
o Measures to protect vulnerable road users (cyclists and pedestrians);
o Arrangements for temporary facilities for any bus stops or routes;
o Method of preventing mud being carried onto the highway;
o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.
o Full details of the impact of the demolition of the property upon the neighbouring designated heritage asset.
o An amended Demolition Method Statement for the building on site that has controls over demolition vehicle access during school drop off and pick up hours, and;
o A further updated existing asbestos Type 2 survey in relation to that building.

In regard to this condition, please refer to the accompanying 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 20, 2024 13:29 GMT+1)

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