

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

Our ref: 22-00685
Date: 22 August 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
3	Samples and Specifications of Materials
11	Ground Contamination Preliminary Risk Assessment
15	Electric Vehicle Charging
22	Crime Impact Statement
26	Local Labour Agreement

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 22nd August 2024;
- Completed application form;
- External Materials Schedule rev P03;
- Olde English Red Multi brick specification document;
- Olde English Red Multi brick image;
- Planed Tongue & Groove secret fix cladding image;
- Standing seam zinc roof image;
- Remedial Strategy produced by Brownfield Solutions Ltd;

Rapleys – York House York Street Manchester M2 3BB

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- Rapid Electric Charging Point Details drawing no. LD(15)-SP-09;
- Proposed Site Plan rev P12;
- Crime Impact Statement Compliance Drawing rev P02;
- Compliance with Crime Statement produced by Space Architects; and
- Local Labour Agreement produced by Rapleys LLP.

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 3 (Samples and Specifications of Materials) states:

“With the exception of demolition, no above ground development that is hereby approved shall commence unless and until samples and specifications of all other materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.”

In regard to this condition, please refer to the External Materials Schedule, Olde English Red Multi brick specification document, Olde English Red Multi brick image, Planed Tongue & Groove secret fix cladding image and the Standing seam zinc roof image.

Condition 11 (Ground Contamination Preliminary Risk Assessment)

“a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.”

In regard to this condition, please refer to the accompanying Remedial Strategy.

Condition 15 (Electric Vehicle Charging Points) states:

"Notwithstanding the electric vehicle charging points shown on the drawings submitted further details of provision for electrical charging shall be submitted for the approval of the local planning authority. The agreed electric charging provision shall be installed and operational prior to the commercial unit hereby approved being occupied and be retained thereafter."

In regard to this condition, please refer to the accompanying Rapid Electric Charging Point Details drawing no. LD(15)-SP-09 and Proposed Site Plan rev P12.

Condition 22 (Crime Impact Statement) states:

"Prior to the first occupation of the development hereby approved details of the physical security specifications outlined within the submitted Crime Impact Statement (Ref: 2002/1427/CIS/02 - version A) dated 13 August 2022, received on 02 December 2022 to be installed at the development shall be submitted to and approved in writing by the City Council. The development shall be carried out in accordance with the agreed details."

In regard to this condition, please refer to the accompanying Crime Impact Statement Compliance Drawing and Compliance with Crime Statement.

Condition 26 (Local Labour Agreement) states:

"(a) Prior to the commencement of above ground works, details of a local labour agreement in order to demonstrate commitment to recruit local labour for operational element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved document shall be implemented as part of the occupation of the development. Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration."

In regard to this condition, please refer to the accompanying Local Labour Agreement.

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 (Aug 22, 2024 15:36 GMT+1)

Jake Challinor-Smith

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