RAPLEYS

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

Our ref: 22-00685
Date: 07 June 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
17	Offsite Highway Works

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-13135851) on 7th June 2024.

- Application covering letter (this letter) dated 7th June 2024;
- Completed application form; and
- General Arrangement Plan drawing no. SCP-230713-S278-0000-01 rev A.

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 17 (Offsite Highway Works) states:

"Prior to the commencement of above ground works, full details of all necessary offsite highway works, to be implemented via a S.278 agreement, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be

implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include:

- *Works to widen the carriageway to accommodate a right turn pocket and where the northern kerbline is built out to improve vehicle/pedestrian intervisibility/pedestrian crossing facility.*
- *Keep clear markings are also to be provided to this junction.*
- *Installation of additional heritage footway bollards*
- *Speed bumps and contrasting surface treatment around the improved bellmouth of Nell Lane and the site access*
- *Speed indicator devices in appropriate locations along Nell Lane.*
- *Guard rail on Mauldeth Road West*
- *New bus shelter for the eastbound bus stop*
- *Traffic Regulation Orders along Mauldeth Road West upgraded to no-loading at any time.*

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation."

In regard to this condition, please refer to the General Arrangement Plan rev A produced by SCP.

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 (Jun 7, 2024 16:27 GMT+1)

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