RAPLEYS

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

Our ref: 22-00685
Date: 29 May 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
15	Electric Vehicle Charging Points
16	Travel Plan
22	Crime Impact Statement
23	Biodiversity Enhancement

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-13108705) on 29th May 2024.

- Application covering letter (this letter) dated 29th May 2024;
- Completed application form;
- External Materials Schedule rev P1;
- Forterra Southdown Multi Brick specification document;
- Forterra Southdown Multi Brick image;
- Planed Tongue & Groove secret fix cladding image;
- Standing seam zinc roof image;
- Rapid Electric Charging Point Details drawing no. LD(15)-SP-09;

- Lidl Mauldeth Road West Staff Travel Information Pack;
- Staff Travel Survey;
- Customer Travel Survey;
- Crime Impact Statement Compliance Drawing; and
- Biodiversity Enhancement Plan.

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 Forterra Southdown Multi Brick specification document, Forterra Southdown Multi Brick image, Planed Tongue & Groove secret fix cladding image and the Standing seam zinc roof image.

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 Rapid Electric Charging Point Details drawing no. LD(15)-SP-09.

Condition 16 (Travel Plan) states:

"The development hereby approved shall be carried out in accordance with the Travel Plan (SCP/220102/TP/01) stamped as received by the City Council, as Local Planning Authority, on the 22 November 2023.
In this condition a Travel Plan means a document which includes:
i. the measures proposed to be taken to reduce dependency on the private car;
ii. a commitment to surveying the travel patterns of patrons during the first three months of the first use of the development and thereafter from time to time
iii. mechanisms for the implementation of the measures to reduce dependency on the private car
iv. measures for the delivery of specified travel plan services
v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use."

In regard to this condition, please refer to the accompanying Lidl Mauldeth Road West Staff Travel Information Pack, Staff Travel Survey and Customer Travel Survey produced by SCP.

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 produced by Space Architects.

Condition 23 (Biodiversity Enhancement) states:

"Notwithstanding the details of landscaping as set out within the approved drawing reference: R/2626/1D received 22 November 2023, a further plan indicating biodiversity enhancement to be made shall be submitted prior to commencement of above ground works. Landscaping and biodiversity enhancements shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place."

In regard to this condition, please refer to the accompanying Biodiversity Enhancement Plan produced by Enzygo.

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,



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