

Our Ref: 20-00934

9 June 2022

Planning Department
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Dear Sir/Madam,

Re: Application for approval of details reserved by Condition 22, 24, and 35 of Planning Permission 130189/FO/2021 at Lidl, Fallowfield Retail Park, Birchfields Rd, Manchester M14 6FS

We act on behalf of our client, Lidl Great Britain Limited, and we are instructed to submit a discharge of condition application in respect of the above site. The detailed planning permission (ref: 130189/FO/2021) provides for the erection of a new Lidl foodstore and associated works which include vehicle parking, access and landscaping.

The application was formally approved on 12th May 2022, with a number of planning conditions attached to the permission requiring discharge. Accordingly, we seek to discharge the following conditions:

Condition	Topic
Condition 22	BAPA
Condition 24	Extraction Details
Condition 35	Ground Floor Structures

The application has been submitted via the Planning Portal (PP-11316844) on 9th June 2022. We enclose the following documents relevant to the planning application:

- Completed Planning Application Form;
- Application Covering Letter (this letter) dated 9th June 2022;
- Basic Asset Protection Agreement;
- Proposed Foundations GA Plan;
- Proposed Pile GA Plan;
- Foundation Sections and Details Plan;
- Specification Sheet (JEHR-0113-B1-M-1);
- Specification Sheet (JEHR-0210-B2-L-3); and
- Kitchen Ventilation Specification.

The planning application fee of £116 has also been paid.

Condition 22 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 this regard please refer to the Basic Asset Protection Agreement.

Condition 24 states:

Before the hot food delivery unit use commences, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

In this regard, please refer to Specification Sheet (JEHR-0113-B1-M-1), Specification Sheet (JEHR-0210-B2-L-3), and Kitchen Ventilation Specification.

Condition 35 states:

No development shall commence until detailed design and method statements for all of the ground-floor structures and for any structures below ground level, including piling (temporary and permanent) have been submitted to, and approved by the City Council as Local Planning Authority in liaison with HS2 Ltd which:

- accommodate the proposed location of the HS2 underground and other structures, including any temporary works;*
- accommodate ground movements arising from the construction thereof;*
- mitigate the effects of sound and vibration arising from the operation of the HS2 railway within the HS2 underground and other structures;*
- mitigate the effects on HS2 infrastructure of ground movements arising from the proposed development; and*
- mitigate the impacts of electromagnetic transmissions arising during operation of the HS2 railway.*

In this regard, please refer to the Proposed Foundations GA Plan, Proposed Pile GA Plan, and Foundation Sections and Details Plan.

I 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 the undersigned in the first instance.

Yours faithfully,


J Ambrus (Jun 9, 2022 16:25 GMT+1)

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