

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

Our ref: JCS/24-00928
Date: 09 March 2026

Dear Sir / Madam,

Re: Planning application to discharge planning conditions with respect to Planning Permission Ref. 142775/FO/2025 at Former Rusholme Bus Depot, Wilmslow Road, Manchester, M14 5LN for the Erection of discount food store (Use Class E) with associated car parking and landscaping.

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. 142775/FO/2025 for the above-mentioned development was formally approved by Manchester City Council on 28th August 2025, with a number of planning conditions attached to the permission requiring discharged. Accordingly, we seek to discharge the following conditions:

Condition	Topic
28a	Remediation Measures

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14766265) on 9th March 2026.

- Application covering letter (this letter) dated 9th March 2026;
- Completed application form; and
- Remediation Strategy produced by Obsidian Geo-Consulting.

The requisite planning application fee of £298 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 28 (Remediation Measures) states:

"a) The development hereby approved shall be implemented in accordance with the submitted Phase 1 Geo Environmental Assessment Report (Ref: KB/C5749/13067 Rev A) prepared by Brownfield Solutions Ltd and Geo-Environmental Investigation Report (Ref: 24-1965-P-R1), received by the City Council as Local Planning Authority on 9 May 2025 and 23 April 2025 respectively.

Rapleys – York House York Street Manchester M2 3BB
T: 0370 777 6292 E: info@rapleys.com www.rapleys.com @rapleys linkedin/twitter

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. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first use/occupation of the development."

In regard to this condition, please refer to the Remediation Strategy.

Conclusion

We trust that the information provided is sufficient to discharge the above listed condition 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,

Rapleys LLP

Rapleys LLP (Mar 9, 2026 15:48:16 GMT)

Rapleys LLP