

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

Our ref: JCS/20-00934
Date: 07 April 2026

Dear Sir / Madam,

Re: Planning application to discharge planning conditions with respect to Planning Permission Ref. 139751/FO/2024 at Fallowfield Retail Park, Birchfields Road, Manchester, M14 6FS.

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. 139751/FO/2024 for the above-mentioned development was formally approved by Manchester City Council on 26th July 2024, with a number of planning conditions attached to the permission requiring discharged. Accordingly, we seek to discharge the following conditions:

Condition	Topic
35	Off-Site Highways Works

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14838842) on 7th April 2026.

- Application covering letter (this letter) dated 7th April 2026;
- Completed application form;
- S278 Signalised Crossing General Arrangement drawing no. SCP-230708-S278-0000-101 rev C;
- S278 General Arrangement Kingsway Crossing drawing no. SCP-230708-S278-0000-002 rev A; and
- S278 Footway Upgrades General Arrangement drawing no. SCP-230708-S278-0000-003 rev A.

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 35 (Off-Site Highways Works) states:

"Prior to occupation of the commercial units hereby approved, full details of all necessary off-site highway work, 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 shall include:

-The upgrade of pedestrian facilities at the Birchfield Road access junction to provide signalised pedestrian facilities across all arms of the junction and to run with a full pedestrian stage as shown in principle on drawing referenced SCP-230708-S278-000-101Rev C, received by the City Council as Local Planning Authority on 17 March 2026.

-Bus stop improvements to the nearest bus stops to the site. Namely, seat provision;

-Improvements to pedestrian routes serving the development to the north and east of the site, including the path along the boundary between the retail park and the neighbouring school, the route that leads to the halls of residence (Unsworth Park), the uncontrolled crossing at Kingsway/Moseley Road roundabout. The improvements shall entail new dropped kerbs and tactile pavement to crossing points and the resurfacing of the central crossing section across the central reserve adjacent to the Kingsway/Moseley Road roundabout.

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

The wording of this condition was amended through the approval of Application Ref. 145458/NMC/2026 approved on 1st April 2026.

In regard to this condition, please refer to the submitted S278 drawings.

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 Rapleys.

Yours faithfully,


Rapleys LLP (Apr 7, 2026 11:05:39 GMT+1)

Rapleys LLP