RAPLEYS

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

Our ref: JCS/24-00930
Date: 14 January 2026

Dear Sir / Madam,

Re: Planning application to discharge planning conditions with respect to Planning Permission Ref. 142670/FO/2025 at 440 Hollinwood Avenue, Moston, Manchester, M40 0AE for the Erection of 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. 142670/FO/2025 for the above-mentioned development was formally approved by Manchester City Council on 3rd September 2025, with a number of planning conditions attached to the permission requiring discharged. Accordingly, we seek to discharge the following conditions:

Condition	Topic
11	Trees

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14623818) on 14th January 2026.

- Application covering letter (this letter) dated 14th January 2026;
- Completed application form; and
- Arboricultural Method Statement produced by AWA Tree Consultants.

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 11 (Trees) states:

"In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars (Namely, the Arboricultural Method Statement (Ref: AWA6778AMS) and Arboricultural Report and Impact Assessment (AWA6778 - Rev 01) prepared by AWA Tree Consultants, received by the City Council as Local Planning Authority on 1 July 2025 ; and paragraphs (a) and (b) below, shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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(a) No retained tree shown on the approved drawings shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the City Council as Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

(d) The Root Protection Areas (RPAs) of retained trees adjacent to the new areas of hardstanding shall include 'no dig' type construction methods. The methodology for such works shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The development shall only be implemented in accordance with the agreed details.

In regard to this condition, please refer to the Arboricultural Method Statement, which seeks to discharge part d of the condition.

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 (Jan 14, 2026 15:56:46 GMT)

Rapleys LLP