MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 145458/NMC/2026 |
| **Date registered valid:** | 17 March 2026 |
| **Proposal:** | Non-material amendment to Planning Permission referenced 139751/FO/2024 to allow an amendment to the wording of condition 35 (off site highways works). |
| **Address:** | Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS |
| **Ward(s):** | Rusholme Ward |
| **Applicant:** | Lidl Great Britain Limited |
| **Agent (if any):** | Mr Jake Challinor-Smith, Rapleys LLP |
| **Case officer:** | Steven McCoombe<br>Tel: 0161 234 4607<br>Email: steven.mccoombe@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | 1 April 2026 |

**Application details**

**Type of application:** Non-Material Change Application

**Development type:** Notifications

**Standard consultations:**
Printed: 18 March 2026 Expired: 10 April 2026

**Neighbour notifications**
No neighbour notifications have been printed and sent.

**Site notice**
No site notice has been produced

**Press advert**
No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building and surroundings**

The application site forms part of Fallowfield Retail Park, an out of centre retail park comprising a number of single storey units and one unit which is presently used as the medical centre. A number of units, including a unit previously situated towards the front of the retail park have been demolished to make way for the erection of a new foodstore (Use Class E), 1no. retail unit (Use Class E) and 1no. hot food delivery unit (sui generis) with associated car parking and landscaping which is subject to the host permission. It is proposed that foodstore be operated by Lidl.

To the west, the retail park is supported by a large, surface level, communal car park.

The host retail park is bounded by Birchfields Road to the west, Birchfields Primary school to the north, Moseley Road to the south and functioning railway lines to the east. Opposite the site on the other side of Birchfields Road are two storey, residential dwellinghouses.

The site is enclosed by a timber rail and soft landscaping, with vehicular access gained via a signalised junction off Birchfields Road.

The northern part of a site currently used for wider car parking provision and was previously earmarked for a HS2 ventilation shaft. This area is still subject to a safeguarding direction.

The site is not located within or adjacent to a Conservation Area and is not located within close proximity of any listed buildings.

The immediate area surrounding the site consists of a mixture of residential and educational institutions to the west and north; commercial units to the south; and railway lines to the east. Opposite the site to the west, the area is predominantly residential in character.

Vehicular access to the site is gained off Birchfields Road to the western boundary of the site.

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

## Description of development

Non-material amendment to planning permission referenced 139751/FO/2024 which allowed for the erection of a new foodstore (Use Class E) and 1no. retail unit (Use Class E) and 1no. hot food delivery unit (sui generis) with associated car parking and landscaping.

This application seeks to alter the wording of condition 35 (off site highway works) to make reference to a revised S.278 drawing with respect to the pedestrian crossing serving the retail park. The revision is necessary to allow for a workable pedestrian crossing arrangement than can be delivered. The change has been agreed by Transport for Greater Manchester (TfGM) and Highway Services.

## Consultations & Notification Responses

Highways – No objection.

## Issues

Materiality

The proposed amendment would not affect the layout or design of the store itself but instead involves a minor adjustment to the access arrangements serving the wider retail park. The changes to the off-site highway works are not considered significant, either individually or cumulatively and do not introduce any new material issues. They remain consistent with the findings of the technical assessments approved under the original permission and continue to comply with all relevant policies and guidance. On this basis, the amendment is regarded as non-material.

**Other Legislative Requirements**
**Equality Act 2010**
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

**Human Rights Act 1998 considerations**
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

The proposed amendment relates to the minor alteration of wording for condition 35 (off site highway works), with reference to a new drawing.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alterations to the host planning permission.

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

35) 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.

Reason - To encourage walking to the site and in the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

## Appendix 1 – List of consultees & neighbours notified

Highway Services

## Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA