

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
14	Servicing Strategy
17	Scheme for Storage and Disposal of Refuse
25	Travel Plan

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14766360) on 9th March 2026.

- Application covering letter (this letter) dated 9th March 2026;
- Completed application form;
- Service Management Plan; and
- Travel Plan.

The requisite planning application fee of £298 has also been paid via the Planning Portal.

Rapleys – York House York Street Manchester M2 3BB

T: 0370 777 6292 E: info@rapleys.com www.rapleys.com @rapleys [linkedin/twitter](#)

In addition to the above, the specific information in respect to the various conditions is set out below.

Condition 14 (Servicing Strategy) states:

Notwithstanding details submitted, prior to the first occupation of the food store (Class E) hereby approved, a Servicing Strategy shall be submitted to and agreed in writing by the City Council as "Local Planning Authority. The strategy shall include details of the number and frequency of deliveries/collections, vehicle sizes, delivery times, noise management, access and safety arrangements. The agreed Strategy shall be implemented as part of the development and remain in use so long as the approved use is operational."

In regard to this condition, please refer to the Service Management Plan.

Condition 17 (Scheme for Storage and Disposal of Refuse) states:

"Notwithstanding details submitted, the commercial unit hereby approved shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."

Lidl foodstores store all of their waste internally, and do not have external waste / refuse bins. The waste is taken away by delivery vehicles daily following the unload of a delivery.

Therefore, a formal Waste Strategy report is not considered necessary for the discharge of this condition.

Condition 25 (Travel Plan) states:

"Notwithstanding details submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;*
- (2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;*
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and*
- (4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.*

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use."

In regard to this condition, please refer to the Travel Plan.

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 16:12:07 GMT)

Rapleys LLP