

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144707/NMC/2025

Date registered valid: 5 December 2025

Proposal: Non-material amendment to planning approval reference 142775/FO/2025 to allow: adjustment to the site access resulting in the loss of 1 no. car parking space; increase in gross internal area to 2,108sqm from 2,095sqm; decrease in sales area from 1,270 sqm to 1,256 sqm; internal layout changes including relocation of welfare area at first floor; relocation of window from north-east elevation to north elevation; and adjustment to fire exit door on the north elevation

Address: Lidl Food Store, 263 Wilmslow Road, Manchester, M14 5LN

Ward(s): Rusholme Ward

Applicant: Lidl Great Britain Limited

Agent (if any): Mr Jake Challinor-Smith, Rapleys LLP

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 December 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

Printed: 9 December 2025 Expired: 2 January 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

The application site relates to a cleared site, mainly comprising hard-standing, following the recent demolition of a bus depot, situated along the eastern side of Wilmslow Road, opposite the junction with Platt Lane and Platt Fields Park.

The site previously comprised a two-storey building surrounded by parked vehicles, including buses, with an unauthorised hand car wash to the site frontage and is now a potential development site following the recent granting of a new food store to which the proposed non material amendment relates.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is situated along the eastern side of Wilmslow Road, opposite the junction with Platt Lane and Platt Fields Park and is bounded to the north by an area of hard standing following the demolition of Hardys Well public house; the main arterial route of Wilmslow Road to the west, two-storey dwellinghouses to the east and to the south by a multi-storey apartment block (Platt Court) and its associated grounds.

The site occupies an edge of centre location, immediately adjoining the southern boundary of Rusholme district centre and is not located within a conservation area and does not contain and listed buildings or protected trees.

Description of development

Non material amendment to planning permission referenced 142775/FO/2025 which allowed for erection of discount food store (Use Class E) with associated car parking and landscaping. The intention is for the store to be operated by Lidl.

In this case it is proposed to amend the site access resulting in the loss of 1 car parking space to the west of the store building, an increase to the gross internal area from 2, 095 sqm to 2,108 sqm, a reduction of the sales area from 1, 270 sqm to 1,256 sqm, internal layout changes, window relocation and adjustment of fire exit door.

Consultations & Notification Responses

Highway Services - The minor adjustments to the site access would result in the loss of one car parking space, reducing the total to 90 spaces. Highways has no objection.

Issues

Materiality

The proposed changes are considered non-material and would have negligible visual impact and would not harm the operation of the highway.

It is considered that the changes either individually or cumulatively would not raise any new significant issues and would still accord with the conclusions of technical assessments approved as part of the host planning permission and would still comply with all relevant, overarching policy and guidance, including that of the impact upon the character and appearance of the area, retail impact and the operation of the highway. On this, basis, the proposed revisions are considered 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 policies 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

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

The proposed amendments relate to the loss of 1 car parking space to the west of the store building, an increase to the gross internal area from 2,095 sqm to 2,108 sqm, a reduction of the sales area from 1, 270 sqm to 1,256 sqm, internal layout changes, window relocation and adjustment of fire exit door.

Following an assessment of the details submitted, I can confirm that the proposed amendments are 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.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing referenced P401 (Site Location Plan), received by the City Council as Local Planning Authority on 23 April 2025, drawings referenced P408/F (Proposed Surfacing Site Plan), R/2801/1F (Landscape Details), DWG 00/Rev 4 (LiAs Design Notes and Luminaire Schedule) and DWG 01/4 (Proposed Lighting Layout), received by the City Council as Local Planning Authority on 5 August 2025, drawing referenced P409/G (Proposed Boundary Treatments Site Plan), received by the City Council as Local Planning Authority on 11 August 2025 and drawings referenced P410/K (Proposed GA Site Plan), P100/I (Proposed Ground Floor Plan), P101/G (Proposed First Floor Plan), P102/B (Proposed Roof Plan) and P200/G (Proposed Elevations), received by the City Council as Local Planning Authority on 5 December 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA