RAPLEYS

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

Our ref: JCS/24-00928
Date: 08 January 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
3	Samples and Specifications of Materials
5	Local Labour Agreement
9	Staff and Visitor Bicycle Parking
13	Boundary Treatments
15	Electric Vehicle Charging

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14609716) on 8th January 2026.

- Application covering letter (this letter) dated 8th January 2026;
- Completed application form;
- Proposed Elevations drawing no. P200 rev F;
- Local Labour Agreement;
- Proposed Setting Out Site Plan drawing no. P402 rev P;
- Proposed Ground Floor Plan drawing no. P100 rev I;
- Proposed Boundary Treatments Site Plan drawing no. P409 rev I;
- Proposed Boundary Treatments Elevations drawing no. P415 rev C; and
- Rapid Electric Charging Point Details drawing no. LD(15)-SP-09.

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 3 (Samples and Specifications of Materials) states:

"No above ground development that is hereby approved shall commence unless and until samples and specifications of all other materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials."

In regard to this condition, please refer to the proposed elevations.

Condition 5 (Local Labour Agreement) states:

"(a) Prior to occupation of the proposed retail store (Class E), details of a local labour agreement in order to demonstrate commitment to recruit local labour for the operational element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved document shall be implemented as part of the occupation of the development. Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration."

In regard to this condition, please refer to the Local Labour Agreement.

Condition 9 (Staff and Visitor Cycle Parking) states:

"Notwithstanding details submitted, the development hereby approved shall not be occupied until space and facilities for staff and visitor bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning authority. The bicycle parking shall be secure and weatherproofed and shall then be retained and permanently reserved for bicycle parking."

In regard to this condition, please refer to the proposed setting out site plan and proposed ground floor plan.

Condition 13 (Boundary Treatments) states:

"Notwithstanding details submitted, the development hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of any new boundary treatment/gates, including acoustic fencing to be erected. The development shall only be carried out in accordance with the approved details and shall thereafter be retained."

In regard to this condition, please refer to the proposed boundary treatments site plan and elevations.

Condition 15 (Electric Vehicle Charging) states:

"Notwithstanding details submitted, prior to the use hereby approved becoming operational, full details of electric car charging provision shall be submitted for approval in writing by the City Council, as Local Planning Authority. Details shall include the specification of the charger. The approved details shall then be implemented as part of the development and be in place prior to the commercial use becoming operational. The charging point shall be remain in use so long as the building is occupied."

In regard to this condition, please refer to the proposed setting out site plan and rapid electric charging point details.

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