

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

Our ref: JCS/24-00928
Date: 05 December 2025

Dear Planning Department,

Re: Application for a Non-Material Amendment under Section 96A of the Town & Country Planning Act (as amended) pursuant to Planning Permission Ref. 142775/FO/2025 for the Erection of discount food store (Use Class E) with associated car parking and landscaping at Rusholme Bus Depot, Wilmslow Road, Manchester, M14 5LN.

We write on behalf of Lidl Great Britain Limited ('Lidl') as we are instructed to submit a non-material amendment (NMA) planning application in respect of the above site.

We enclose the following documents relevant to the planning application, which is submitted via the Planning Portal (PP-14543834) on 5th December 2025.

- Completed Planning Application Form;
- Application Covering Letter (this letter) dated 5th December 2025;
- Proposed GA Site Plan drawing no. P410 rev K;
- Proposed Ground Floor Plan drawing no. P100 rev I;
- Proposed First Floor Plan drawing no. P101 rev G;
- Proposed Roof Plan drawing no. P102 rev B; and
- Proposed Elevations drawing no. P200 rev G.

The planning application fee has been paid via the Planning Portal.

In addition to the above enclosures, we would be grateful if you can take into account the contents of this letter in determining this Section 96A NMA application.

Site and Surroundings

The site is approximately 0.66ha in size and is located to the east of Wilmslow Road (A6010). The site is bound by vacant land and commercial uses to the north, residential uses fronting Marcus Grove to the east, the car park and resident amenity space of Platt Court.

The area to the east and south of the site is predominantly residential in character. Platt Hall and Platt Fields Park is located to the west of the site beyond Wilmslow Road.

Proposed Non-Material Amendment and Background

This Section 96A application seeks a non-material amendment to Planning Permission Ref. 142775/FO/2025.

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Following the approval of the application, Lidl have reviewed the site layout, and a minor amendment to the site and internal store layout is required in order to meet their latest operational requirements.

This has resulted in the following amendments being required:

- Minor adjustment to the site access resulting in the loss of 1 car parking space to the west of the store building, to a total of 90 parking spaces;
- Gross Internal Area (GIA) increased from 2,095 sqm to 2,108 sqm;
- Sales area decreased from 1,270 sqm to 1,256 sqm;
- Minor internal layout changes including the relocation of welfare area at first floor;
- Staff canteen window relocated from the north east elevation to the north elevation fronting the car park; and
- Position of the fire exist door on the north elevation adjusted.

The proposal is considered to be non-material on the following grounds:

- The proposal will not result in a material or significant change to the external appearance of the development already consented;
- The proposed amendment does not alter the development from the description of development on the planning permission and does not conflict with any conditions of the permission;
- No adopted planning policy is breached;
- The proposed amendment does not conflict with an objection to the original planning permission raised by a consultee or any interested third party; and
- The proposed amendment would not alter the siting, footprint, bulk or massing of the consented building.

Planning Assessment

The principle of development has been agreed through the planning permission to which this NMA application relates. The proposed amendment would result in only very changes to the Gross Internal Area (GIA) and sales area of the development, the loss of one car parking space, and it will only have a very minor change to the external appearance.

The proposal also does not alter the footprint of the building.

The proposal represents a minor amendment and will not have an impact on the appearance and scale of the consented development. The amendment proposed is minor in nature, is in line with the pervious permission, and is not considered to materially depart from the planning permission to which this application relates and therefore, should be supported by planning policy.

Conclusion

In conclusion, the scale and nature of the proposed amendment is in keeping with the approved scheme and the site's surroundings. On this basis, the proposed amendment is considered non-material in nature and does not deter from the previous planning approval. There is therefore a compelling case for the granting of permission without delay.

We trust that the enclosed details are sufficient to enable you to validate the application and look forward to receiving your confirmation in due course. Rapleys will be pleased to address any matter raised through the application process.

Please contact Rapleys LLP in the first instance should you require any further information.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Rapleys LLP