RAPLEYS

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

Our ref: JCS/20-00934
Date: 17 March 2026

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. 139751/FO/2024 at Fallowfield Retail Park, Birchfields Road, Manchester, M14 6FS 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'.

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-14788281) on 17th March 2026.

- Completed Planning Application Form;
- Application Covering Letter (this letter) dated 17th March 2026; and
- S278 Signalised Crossing General Arrangement drawing no. SCP-230708-S278-0000-101 rev C.

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

In addition to the above enclosures, I 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 0.94ha and is located along Birchfields Road. The site is bound by the remainder of Fallowfield Retail Park to the north, a railway line to the east, Moseley Road to the south and Birchfields Road to the west. Vehicular access to the site is taken from Birchfields Road.

The surrounding area contains a mix of uses. Residential properties are located to the east and south. Birchfields Primary School and MEA Central School are located to the north, and the Armitage Sports Centre is located to the west.

Proposed Non-Material Amendment and Background

This Section 96A application seeks a non-material amendment to Condition 35 attached to Planning Permission Ref. 139751/FO/2024.

Following the approval of the application, Lidl reviewed requirements set out within Condition 35 and the associated S278 works with Manchester City Council.

Further to these discussions, this NMA application has been submitted in order to amend the condition wording to reference a S278 drawing which has been agreed by both Manchester City Council Highways and Transport for Greater Manchester.

Condition 35 attached to Planning Permission Ref. 139751/FO/2024 states:

"Prior to occupation of the commercial units hereby approved, full details of all necessary off-site highway works, 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. This requires the removal of the existing triangular island.
-Bus stop improvements to the nearest bus stops to the site. Namely, seat provision;
-Improvements to pedestrian routes serving the development 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."

Subsequent to the above, the applicant is seeking amendment to the wording of Condition 35 as follows:

"Prior to occupation of the commercial units hereby approved, full details of all necessary off-site highways works, 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 at drawing reference* ***SCP-230708-S278-0000-101 Rev C****.*
- *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."

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.

In addition to the above, prior to the application being submitted, advice has been sought from Manchester City Council Planning Department. Planning Officer, Steven McCoombe confirmed that the proposed changes could be appropriately covered by an NMA application via email on 26th June 2025.

Planning Assessment

The principle of development has been agreed through the planning permission to which this NMA application relates. The proposed amendment would not result in any changes to the appearance of the approved development.

The proposal represents a minor amendment and will not have an impact on the appearance and scale of the consented development. The amendment is also necessary to ensure that the S278 works can be completed and the development can be delivered. 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 remains 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,

[redacted]

Rapleys LLP