

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

Our ref: JCS/24-00930
Date: 14 January 2026

Dear Sir / Madam,

Re: Planning application to discharge planning conditions with respect to Planning Permission Ref. 142670/FO/2025 at 440 Hollinwood Avenue, Moston, Manchester, M40 0AE for the Erection of 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. 142670/FO/2025 for the above-mentioned development was formally approved by Manchester City Council on 3rd September 2025, with a number of planning conditions attached to the permission requiring discharged. Accordingly, we seek to discharge the following conditions:

Condition	Topic
12	Nesting Birds
13	Hedgehog and Mammals Reasonable Avoidance Measures

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14623856) on 14th January 2026.

- Application covering letter (this letter) dated 14th January 2026;
- Completed application form; and
- Construction and Ecological Management Plan produced by Biodiverse Consulting.

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 12 (Nesting Birds) states:

"No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works."

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In regard to this condition, please refer to the Construction and Ecological Management Plan.

Condition 13 (Hedgehog and Mammals Reasonable Avoidance Measures) states:

"Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details."

In regard to this condition, please refer to the Construction and Ecological Management 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 \(Jan 14, 2026 16:06:47 GMT\)](#)

Rapleys LLP