



Planning

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Mr Jake Challinor-Smith
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York House
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Date: 29 December 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 144707/NMC/2025

Description: 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

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

I refer to your application for a non-material amendment to planning permission reference 142775/FO/2025.

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.

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 a fire exit door.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 142775/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142775/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing