RAPLEYS

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

Our ref: 22-00685
Date: 23 April 2026

Dear Sir/Madam,

Re: Application for the Variation of Condition 2 (Approved Plans) under Section 73 of the 1990 Town and Country Planning Act (as amended) pursuant to Planning Permission 138626/JO/2023 at 550 Mauldeth Road West, Chorlton, Manchester, M21 7AA.

We are instructed to submit a S73 planning application on behalf of Lidl Great Britain Limited ('Lidl') at the abovementioned site.

The planning application fee in the amount of £608.00 has been paid via the Planning Portal (PP-14883063) on 23rd April 2026.

In addition, we would be grateful if you could take into account the contents of this letter in determining the application.

We enclose the following documents relevant to the planning application:

- Completed Planning Application Forms;
- Application Covering Letter (this letter) dated 23rd April 2026;
- GA External Elevations drawing no. P200 rev D; and
- Proposed Roof Plan drawing no. P101.

Site and Surroundings

The site is approximately 0.7ha and is located to the north of Mauldeth Road West and east of Nell Lane. The site is bound by Mauldeth Road West to the south east, Nell Lane to the south west, Chorlton High School to the north, and Mauldeth House office building, the associated car park and Hough End Hall to the west.

The site formerly comprised the Lowry House office building, which was located to the north of the site, with associated car parking to the south, east and north west. The existing vehicular access is taken from Nell Lane.

The Grade II* listed Hough End Hall is located to the north of the site.

Relevant Planning History

A review of Manchester City Council's online planning records has revealed the following planning applications, which are deemed to be of relevance to this planning application.

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Planning Application Reference	Description of Development	Decision	Date of Decision
135647/FO/2022	Erection of a new Lidl foodstore (Use Class E) with associated car parking and landscaping.	Approved	2nd June 2023
138626/JO/2023	Variation of Conditions 2 (Specified Plans), 16 (Travel Plan), 23 (Landscaping) and 24 (Boundary Treatment) attached to planning permission 135647/FO/2022 to allow an increase in Gross Internal Area of 104m2 (84m2 sales and 20m2 in warehousing and other) of food store, removal of first floor welfare area, reduction in car parking spaces from 85 to 76 car parking spaces and amendments to the landscaping layout	Approved	11th March 2024
141878/NMC/2025	Non Material Change to application reference 138626/JO/2023 to allow roof fascia depth increased, increase in roof fascia overhang, M&E equipment added to roof, entrance doors slightly altered, logo sign to repositioned, increase in height of the plant deck, louvres added to the front and side of the plant deck, change in timber colour to match the roof fascia, roof standing seam height marginally increased	Approved	4th February 2025

The Proposal

Planning Permission Ref. 138626/JO/2023, includes Condition 2, which outlines the approved plans and documents for the proposed development.

Condition 2 is currently worded as the following:

> *"The development hereby approved shall be carried out in accordance with the following drawings and documents:*
>
> - *ZZ-00-DR-A-01001 P05 GF PLAN*
> - *ZZ-RF-DR-A-00001 P05 ROOF PLAN*
> - *ZZ-XX-DR-A-02001 P07 ELEVATIONS*
> - *XX-XX-DR-A-90003 P09 BOUNDARY TREATMENT PLAN*
> - *NOISE IMPACT ASSESSMENT*
> - *ECOLOGICAL IMPACT ASSESSMENT*
> - *FLOOD RISK ASSESSMENT*
> - *DR-C-0100 P4 DRAINAGE STRATEGY*
> - *TRANSPORT ASSESSMENT*
> - *TRAVEL PLAN*
> - *ADDENDUM TO HERITAGE IMPACT ASSESSMENT*
> - *R/2626/1D LANDSCAPING DETAILS*
>   *Received 22 November 2023*
> - *Submitted Application Forms*
> - *ZZ-XX-DR-A-02002 P02 EXTERNAL WALL MASONRY*
> - *XX-XX-DR-A-90001 LOCATION PLAN*

- *oX-XX-DR-A-90002 P01 EXISTING SITE PLAN*
- *Visuals*
- *DESIGN AND ACCESS STATEMENT*
- *EIA SCREENING*
- *AIR QUALITY ASSESSMENT*
- *CRIME IMPACT STATEMENT*
- *PLANNING AND RETAIL STATEMENT*
- *STATEMENT OF COMMUNITY INVOLVEMENT*
- *PHASE II GEO-ENVIRONMENTAL ASSESSMENT*
  Received 02 December 2022
- *PROPOSED LIGHTING LAYOUT*
- *HERITAGE IMPACT ASSESSMENT*
  Received 14 December 2022
- *ENERGY & SUSTAINABILITY STATEMENT*
  Received 16 January 2023
- *TECHNICAL NOTES RESPONDING TOHIGHWAYS COMMENTS*
  Received 31 January 2023
- *Email correspondence from Jim Budd of SCP to Andy Connell - 01.03.23*
- *A Highways Summary note*
  Received 03 March 2023
- *XX-XX-DR-A-91002 P17 PROPOSED SITE PLAN*
  Received 06 March 2023
- *SCP/220102/SK06 Rev A Visibility Splays at Car Park / Access Road Junction*
- *SCP/220102/SK08 Rev A Proposed Location of Additional Heritage Bollards along Nell Lane*
  Received 07 March 2023
- *SCP/220102/SK12 Location of Proposed Speed Humps at Site Access Road / Nell Lane Junction*
- *SCP/220102/SK14 Review of Traffic Regulation Orders*
- *SCP/220102/SK13 Proposed Location of 20MPH Speed Indicator Signage along Nell Lane*
  Received 3 April 2023
- *ZZ-ZZ-DR-A-91003 Rev P01 Proposed Highway Plan*
  Received 11 May 2023"

The following variation is sought:

"The development hereby approved shall be carried out in accordance with the following drawings and documents:

- *ZZ-00-DR-A-01001 P05 GF PLAN*
- ***3517 P101** ROOF PLAN*
- ***3517 P200 D** ELEVATIONS*
- *XX-XX-DR-A-90003 P09 BOUNDARY TREATMENT PLAN*
- *NOISE IMPACT ASSESSMENT*
- *ECOLOGICAL IMPACT ASSESSMENT*
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- *XX-XX-DR-A-90001 LOCATION PLAN*

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This amendment to the approved elevations and roof plan is sought to allow the installation of solar PV panels on the roof of the foodstore building. The proposed elevations and roof plan drawing numbers have therefore been amended to reflect those submitted with this application.

National and Local Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) was most recently updated in December 2024. It sets out the purpose of the planning system of achieving sustainable development and how these are expected to be applied.

Section 4 of the Framework (Decision-making) confirms that local planning authorities should approach decisions on proposed development in a positive and creative way by working proactively with applicants to secure developments that will improve the economic conditions of the area.

Section 6 of the Framework (Building a strong, competitive economy) states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 12 of the Framework (Achieving well-designed places) confirms that good design is a key aspect of sustainable development and creates better places in which to live and work. Good design also helps make development acceptable to communities.

Local Planning Policy

The Development Plan for Manchester City Council comprises the following:

- Core Strategy (2012);
- Places for Everyone (2024);
- Greater Manchester Joint Waste Development Plan Document (DPD) (2012); and
- Greater Manchester Joint Minerals Development Plan Document (2013).

The Greater Manchester Joint Minerals and Waste DPDs are not considered to be of relevance to this application.

The relevant policies are outlined below.

Policy EN3 (Heritage) states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices through a number of actions, including; reducing the need for energy through design features that provide passive heating, natural lighting and cooling; and meeting residual energy requirements through the use of low or zero carbon energy generating technologies.

Policy DM1 (Development Management) states that all proposals for new development should have regard to:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding area in terms of design, scale and appearance as well as character;
- Effects on amenity including privacy, light, noise, air quality and litter;
- Accessibility by sustainable modes of transport and for disabled people;
- Community safety and crime prevention;
- Vehicular access and car parking;
- Ecology, flood risk and drainage; and
- Refuse storage and collection.

Planning Assessment

This section assesses whether the proposal is policy compliant at both national and local level. As previously set out, this application seeks to vary Condition 2 attached to Planning Permission Ref. 138626/JO/2023.

The proposal seeks permission to vary the approved plans to allow solar PV panels to be installed on the roof of the foodstore building.

Policy DM1 requires all development to have regard to appropriate siting, layout, scale, form, massing, materials and detail. Policy EN3 requires development to perverse or enhance the historic environment.

The proposed solar PV panels would not have a significant impact upon the appearance of the proposed development, with the PV panels being located on the roof of the building. Due to the height of the building, the PV panels would not be visible when viewing the building and/or surroundings from the immediate area. The panels would only become visible from a significant distance away, where the roof of the building is visible.

This means that when viewing the adjacent Grade II* listed Hough End Hall, the PV panels would have no impact upon the character or setting of the listed building due to the panels not being visible when viewed within the locality. The proposal is therefore considered to have no impact upon the character or setting of the Grade II* listed building.

The proposed PV panels also bring a number of sustainability benefits. The panels will allow Lidl to generate their own renewable energy for the foodstore. This, coupled with the energy efficiency and heat retention measures already incorporated within the design of the building, will result in an energy creation surplus when compared to the energy consumption.

On this basis, it is considered that the proposal is compliant with policies EN3, EN4, and DM1, as well as the overarching principles outlined in the NPPF and Places for Everyone.

Conclusion

The application seeks to vary Condition 2 attached to Planning Permission Ref. 138626/JO/2023, to allow the inclusion of solar PV panels on the roof of the foodstore building.

The PV panels would have a very minor impact upon the appearance of the proposed development, and would not impact upon the character or setting of the Grade II* listed Hough End Hall.

The proposal would also create significant sustainability benefits, allowing the foodstore to generate its own energy whilst tying in with the energy efficiency measures within the foodstore, significantly reducing the overall energy consumption.

Therefore, it is considered that the proposal is in accordance with Policies EN3, EN4 and DM1, as well as the overarching principles of the NPPF.

We trust that the enclosed information is sufficient to enable you to validate the application and we look forward to receiving your confirmation in due course. Rapleys will be pleased to address any matters raised through the consultation process.

Please contact us should you require any further information.

Yours faithfully,

Rapleys LLP
Rapleys LLP (Apr 23, 2026 16:41:37 GMT+1)

Rapleys LLP