RAPLEYS

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

Our ref: JCS/24-00930
Date: 29 June 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
30	Surface Water Drainage Scheme

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-15046785) on 29th June 2026.

- Application covering letter (this letter) dated 29th June 2026;
- Completed application form;
- Indicative Drainage Arrangement Sheet 1 of 4 drawing no. 16-3060-101 rev P3;
- Indicative Drainage Arrangement Sheet 2 of 4 drawing no. 16-3060-101 rev P3;
- Indicative Drainage Arrangement Sheet 3 of 4 drawing no. 16-3060-101 rev P3;
- Indicative Drainage Arrangement Sheet 4 of 4 drawing no. 16-3060-101 rev P3;
- Critical Results dated 24th June 2026; and
- Storm Network Model dated 24th June 2026.

The requisite planning application fee of £309 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.

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Condition 30 (Surface Water Drainage) states:

Prior to the commencement of the development hereby approved (excluding demolition), a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

-Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
-For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
-Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
-Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- A plan indicating easement SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and
contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- A maintenance scheme.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development hereby approved.

In regard to this condition, please refer to the documents accompanying this submission.

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

Rapleys LLP (Jun 29, 2026 14:20:33 GMT+1)

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