RAPLEYS

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

Our ref: JCS/24-00928
Date: 02 July 2026

Dear Sir / Madam,

Re: Planning application to discharge planning conditions with respect to Planning Permission Ref. 142775/FO/2025 at Former Rusholme Bus Depot, Wilmslow Road, Manchester, M14 5LN for the Erection of discount 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. 142775/FO/2025 for the above-mentioned development was formally approved by Manchester City Council on 28th August 2025, with a number of planning conditions attached to the permission requiring discharged. Accordingly, we seek to discharge the following conditions:

Condition	Topic
27	Surface Water Drainage Scheme

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-15055371) on 2nd July 2026.

- Application covering letter (this letter) dated 2nd July 2026;
- Completed application form; and
- Technical Note dated 27th 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.

Condition 27 (Surface Water Drainage Scheme) states:

Prior to the commencement of the development hereby approved, 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:

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- *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 submitted Technical Note.

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 (Jul 2, 2026 10:40:04 GMT+1)

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