MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Variation of Conditions 2 (Specified Plans) attached to planning permission 138626/JO/2023 to allow alterations to roof to incorporate solar panels

Location:

550 MAULDETH ROAD WEST MANCHESTER M21 7AA

Application reference:

PLA-2026-000102

Applicant:

Lidl GB Ltd

Date of application:

27 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

1) The development must be begun not later than the 2 June 2026.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

   XX-XX-DR-A-90003 P09 BOUNDARY TREATMENT PLAN

   R/2626/1D LANDSCAPING DETAILS

Received 22 November 2023

ZZ-XX-DR-A-02002 P02 EXTERNAL WALL MASONRY

XX-XX-DR-A-90001 LOCATION PLAN

Received 02 December 2022

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

ZZ-ZZ-DR-A-91003 Rev P01 Proposed Highway Plan

Received 11 May 2023

P100 GROUND FLOOR PLAN

P200 GA EXTERNAL ELEVATIONS

P300 GA SITE ELEVATION

T310 BAKERY DRS ROOM DETAIL SECTION

T311 DELIVERY AREA DETAIL SECTION

T402 PROPOSED GA SETTING OUT SITE PLAN

T411 PROPOSED LEVELS AND GRADIENTS SITE PLAN

Dated 9th January 2025, as agreed as part of non material amendment consent referenced 141878/NMC/2025

3517 P101 ROOF PLAN

517 P200 D ELEVATIONS

Dated 27 April 2026.

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.

3) The development hereby approved shall only be implemented in accordance with the following details as agreed as part of condition discharge application referenced CDN/25/0518:

o Application covering letter (this letter) dated 6th June 2025;

o Completed application form;

o External Materials Schedule rev P03;

o Olde English Red Multi brick specification document;

o Olde English Red Multi brick image;

o Planed Tongue & Groove secret fix cladding image; and

o Standing seam zinc roof image.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning authority, in the interests of the visual amenity, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

4) The development hereby approved shall only be implemented in accordance with the submitted Construction Management Strategy agreed as part of condition discharge application referenced CDN/24/0900.

Reason - In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The retail unit (Class E) hereby approved shall not be open outside the following hours:-

07:00 to 23.00 hrs Monday to Saturday

10.00 to 18.00 hrs Sundays

Reason - To safeguard residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

6) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours: 07.30 to 20.00 hrs Monday to Saturday and 09.00 to 17.00hrs Sundays. They shall also not take place between the hours of

08.00 to 09.00 Monday to Friday.

Reason - To safeguard the amenities of nearby occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

7) The development is to be undertaken in accordance with the submitted waste management strategy. The strategy shall be implemented in full prior to the first occupation of the authorised development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and

recycling, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy for the City of Manchester.

8) a) The development hereby approved shall be implemented in accordance with the following external equipment details, as agreed as part of condition discharge application referenced CDN/25/0481:

a. Noise assessment or information 27 May 2025 ENVIRONMENTAL NOISE ASSESSMENT

b. Drawing - Proposed 27 May 2025 3517-T300 C GA SECTIONS A-A AND B-B

c. Drawing - Proposed 27 May 2025 3517-T110 B GROUND FLOOR WALL TYPES PLAN

d. Drawing - Proposed 27 May 2025 3517-T108 B WALL FINISHES PLAN

e. Drawing - Proposed 27 May 2025 3517- T304 STORE FRONT GLAZING & CANOPY DETAIL

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

9) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as Local Planning Authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as Local Planning Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

10) a) The development hereby approved shall only be implemented in accordance with the following details, as agreed as part of condition discharge application referenced CDN/25/0481:

a. Noise assessment or information 27 May 2025 ENVIRONMENTAL NOISE ASSESSMENT

b. Drawing - Proposed 27 May 2025 3517-T300 C GA SECTIONS A-A AND B-B

c. Drawing - Proposed 27 May 2025 3517-T110 B GROUND FLOOR WALL TYPES PLAN

d. Drawing - Proposed 27 May 2025 3517-T108 B WALL FINISHES PLAN

e. Drawing - Proposed 27 May 2025 3517- T304 STORE FRONT GLAZING & CANOPY DETAIL

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

11) a) The development hereby approved shall be implemented in accordance with the Remedial Strategy rev A dated January 2025, agreed as part of condition discharge application referenced CDN/25/0041.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

12) The development hereby approved shall only be implemented in accordance with the car parking layout and car park management plan agreed as part of condition discharge application referenced CDN/24/0647.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied and in the interests of pedestrian and highway safety in order to comply with policy DM1 of the Manchester Core Strategy.

13) The cycle parking provision arrangement shown on plans submitted shall be installed prior to the first occupation of the development and be retained thereafter for use by people visiting and working at the development.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1, T2 and DM1 of the Manchester Core strategy.

14) The accessible parking spaces shown on the drawings submitted shall be implemented prior to the commercial unit hereby approved being occupied and be retained thereafter.

Reason - To ensures sufficient accessible car parking provision, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

15) The development hereby approved shall only be implemented in accordance with the electric vehicle charging details agreed as part of condition discharge application referenced CDN/24/0797 which shall be in place prior to first occupation.

Reason - In the interest of air quality, pursuant to policies DM1 and EN16 of the Manchester Core Strategy.

16) The development hereby approved shall only be implemented in accordance with the Travel Plan agreed as part of condition discharge application referenced CDN/24/0461.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy.

17) The development hereby approved shall only be implemented in accordance with the off site highway works agreed as part of condition discharge application referenced CDN/24/0502.

Reason - To encourage walking to the site and in the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

18) a) The development hereby approved shall be implemented in accordance with the measures as set out within the approved Energy Usage and Sustainability Statement prepared by Space Architects.

b) Within 3 months of the completion of the construction of the authorised development a verification statement prepared by a suitably qualified expert shall be submitted to and approved in writing, by the City Council as Local Planning Authority, to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Statement. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the recommendations and requirements within the approved report.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

19) The development hereby approved shall only be carried out in accordance with mitigation measures detailed within the submitted Air Quality Assessment produced by Miller Goodall dated 7 July 2022 received by the City Council, as Local Planning Authority on 2 December 2022.

Reason - To minimise the impact upon air quality and in order to minimise the environmental impact of the development, pursuant to policy EN16 of the Core Strategy, National Planning Guidance and National Planning Policy Framework (NPPF).

20) The development hereby approved shall only be implemented in accordance with the surface water drainage scheme shown within the following documents, as agreed as part of condition discharge application referenced CDN/25/0857:

Drawing - Proposed 09 Sep 2025 SCP-240435-0500-110 SURFACE WATER CATCHMENT PLAN

Drawing - Proposed 09 Sep 2025 SCP-240435-0500-120 SURFACE WATER MANHOLE SCHEDULES 1/2

Drawing - Proposed 09 Sep 2025 SCP-240435-0500-121 FOUL WATER MANHOLE SCHEDULES 2/2

Drawing - Proposed 09 Sep 2025 SCP-240435-0500-140 DRAINAGE DETAILS 1/2

Drawing - Proposed 09 Sep 2025 SCP-240435-0500-141 DRAINAGE DETAILS 2/2

Drawing - Proposed 09 Sep 2025 SCP-240435-S185-0500-100 INTERNAL DRAINAGE LAYOUT

Drawing - Proposed 09 Sep 2025 SCP-240435-S185-0500-150 SURFACE WATER FLOOD ROUTING PLAN

Drawing - Proposed 09 Sep 2025 SCP-240435-S185-0500-151 FOUL WATER FLOOD ROUTING PLAN

Drawing - Proposed 09 Sep 2025 SCP-240435-S185-0500-160 SUDS LAYOUT

Supporting Information 09 Sep 2025 CDN CONSULTATION REPORT

Supporting Information 09 Sep 2025 INFILTRATION TESTING RESULTS REPORT

Supporting Information 09 Sep 2025 RAINFALL DATA

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Manchester Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

21) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Local Planning authority.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

a. Verification report providing photographic evidence of construction as per design

drawings;

b. As built construction drawings if different from design construction drawings;

c. Management and maintenance plan for the lifetime of the development which shall includethe arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 of the Manchester Core Strategy and the policies and guidance within the NPPF and NPPG.

22) The development hereby approved shall only be implemented in accordance with the submitted Crime Impact Statement Compliance Drawing rev P02 and Compliance with Crime Statement produced by Space Architects and Secure by Design Verification Letter produced by Greater Manchester Police Design for Security, as agreed as part of condition discharge application referenced CDN/25/0041.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

23) The development hereby approved shall only be implemented in accordance with the biodiversity enhancement measures agreed as part of condition discharge application referenced CDN/24/0461.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

24) The unit hereby approved shall not be occupied until the boundary treatment set out in accordance with drawing reference XX-XX DR-A-90003 P09 (received 22 November 2023) has been implemented. The development shall only be carried out in accordance with the approved details and shall thereafter be retained.

Reason - In the interests of security and to ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

25) No demolition of the building on site or removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

26) (a) The development hereby approved shall only be implemented in accordance with the local labour strategy details agreed as part of condition discharge application referenced CDN/24/0797

(b) The approved document shall be implemented as part of the occupation of the development. Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration.

Reason - To ensure the applicant has demonstrated a commitment to recruiting local labour, pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy.

27) No signage of any type, including internal window vinyls shall be installed to any areas of glazing or curtain walling. Building advertisements shall be restricted solely to the billboard locations, as shown on the submitted drawings.

Reason - To prevent the proliferation of advertisement and to safeguard visual amenity, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies DM1, EN1 and SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 13 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.