RAPLEYS

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

Our ref: 20-00934
Date: 11 August 2026

Dear Sir/Madam,

Re: Variation of Condition 2 (Approved Plans) pursuant to Application Ref. 139751/FO/2024 at Fallowfield Retail Park, Birchfields Road, Manchester, M14 6FS for the Erection of a new foodstore (Use Class E) and 1no. retail unit (Use Class E) and 1no. hot food delivery unit (sui generis) with associated car parking and landscaping.

We are instructed to submit a Section 73 application on behalf of Lidl Great Britain Limited ('Lidl') at the abovementioned site.

This application seeks to vary condition 2 (approved plans) of Planning Permission Ref. 139751/FO/2024 which was approved on 26th July 2024.

The requisite planning application fee has been paid via the Planning Portal (PP-15149899) on 11th August 2026. We enclose the following documents relevant to the planning application:

- Completed Planning Application Form;
- Application Covering Letter (this letter) dated 11th August 2026;
- Proposed GA Site Plan drawing no. P411 rev A;
- Proposed Ground Floor Plan drawing no. P100;
- Proposed First Floor Plan drawing no. P104;
- Proposed Roof Plan drawing no. P101;
- Proposed Elevations drawing no. P200;
- Proposed Boundary Treatments Site Plan drawing no. P404 rev A;
- Proposed Surfacing Treatments Site Plan drawing no. P403 rev A; and
- Landscape Details drawing no. R/2472/1D.

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

Site and Surroundings

The site is approximately 0.94ha and is located along Birchfields Road. The site is bound by the remainder of Fallowfield Retail Park to the north, a railway line to the east, Moseley Road to the south and Birchfields Road to the west. Vehicular access to the site is taken from Birchfields Road.

The surrounding area contains a mix of uses. Residential properties are located to the east and south. Birchfields Primary School and MEA Central School are located to the north, and the Armitage Sports Centre is located to the west.

Rapleys LLP is registered as a limited liability partnership in England and Wales. Registration No: OC308311
Registered Office: Unit 3a The Incubator The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon. PE28 4XA Regulated by RICS

The Proposal

Since the original planning approval, Lidl's store specification model has evolved, which has resulted in minor changes to the store design, floor areas, and site configuration.

This application seeks to update the consented Lidl foodstore to the latest model, to ensure that Lidl can deliver the best possible shopping experience and product offering to their customers. The proposal also seeks to install Photovoltaic (PV) panels on the roof of the store, to allow the store to generate its own electricity.

A comparison between the consented scheme and proposed scheme is outlined in the table below.

Area	Consented Scheme	Proposed Scheme	Difference
GIA	2,238 sqm	2,257 sqm	+19 sqm
Sales Area	1,518 sqm	1,529 sqm	+11 sqm
Warehouse	505 sqm	503 sqm	-2 sqm
Ancillary	215 sqm	225 sqm	+10 sqm
Car Parking Spaces	102	106	+4

Accordingly, this application seeks to vary condition 2 of Application Ref. 139751/FO/2024.

Condition 2 currently reads as follows:

> *"The development hereby approved shall be carried out in accordance with the following drawings received by the City Council as Local Planning Authority on 9 April 2024:*
>
> *Site Location Plan (7397-SMR-00-XX-DR-A-2001-A3-C3);*
> *Proposed Site Plan (7397-SMR-00-XX-DR-A-2003-A3-C6);*
> *External Works Plan (7397-SMR-00-DR-DR-A-2004-A3-C6);*
> *Proposed Floor and Roof Plan (7397-SMR-00-ZZ-DR-A-2005-A3-C5)*
> *Proposed Elevations (7397-SMR-00-ZZ-DR-A-2006-A3-C6);*
> *Site Sections (7397-SMR-00-ZZ-DR-A-2010-A3-C5); and*
> *Landscaping Details (R/2472/1C)."*

The following variation is sought:

> *"The development hereby approved shall be carried out in accordance with the following drawings received by the City Council as Local Planning Authority on XX August 2026:*
>
> *Site Location Plan (7397-SMR-00-XX-DR-A-2001-A3-C3);*
> *Proposed Site Plan (**drawing no. P411 rev A**);*
> ***Proposed Ground Floor Plan (drawing no. P100);***
> ***Proposed First Floor Plan (drawing no. P104);***
> ***Proposed Roof Plan (drawing no. P101);***
> *Proposed Elevations (**drawing no. P200**);*
> ***Proposed Surfacing Treatments Site Plan (drawing no. P403 rev A);***

Proposed Boundary Treatments Site Plan (drawing no. P404 rev A); and

Landscaping Details (R/2472/1D).”

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 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 (approved plans) attached to Planning Permission Ref. 139751/FO/2024.

This variation is sought to update the approved development to Lidl's most recent store specification, as well as to install PV panels on the roof of the store building.

The proposed amendment will result in minor changes to the floorspace of the store, including an increase in GIA of 19sqm, and an increase in sales area of 11 sqm. The small amount of additional floorspace will have a negligible difference in terms of impact upon nearby retail centres.

The update to the store design and site layout will also result in the number of car parking spaces being increased by 4.

The proposed amendments are minor in nature and will not have a significant material impact upon the design, appearance and character of the proposed development, nor will they significantly increase or decrease the GIA, and therefore scale, of the development.

The slight increase in the number of car parking spaces will still provide sufficient car parking provision for the development proposed.

On this basis, it is considered that the proposal is compliant with Local Plan Policy DM1, as well as the overarching principles outlined in the NPPF.

Conclusion

This application seeks to vary Condition 2 (approved plans) of Planning Permission Ref. 139751/FO/2024, in order to bring the proposed foodstore in line with Lidl's latest specifications.

The amendments are minor in scale and will not significantly change the design, appearance, scale or character of the proposed development.

The application is therefore considered acceptable in planning terms and there is a compelling case for the granting of permission without delay.

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 Rapleys in the first instance should you require any further information.

Yours faithfully,



Rapleys LLP