RAPLEYS

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

Our ref: 24-00928
Date: 6 October 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
18	External Plant

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-15261184) on 6 October 2026.

- Application covering letter (this letter) dated 6 October 2026;
- Completed application form; and
- Noise Assessment dated 13 July 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 18 (External Plant) states:

a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

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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.

In addressing part (a) of this condition, please refer to the enclosed Noise Assessment prepared by Miller Goodall.

Conclusion

We trust that the information provided is sufficient to discharge part (a) of Condition 18 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,

