RAPLEYS

Planning & Regeneration
Manchester City Council
Town Hall Extension
Market Place
Manchester
M60 2LA

Our ref: 24-00928
Date: 16 October 2026

Dear Sir/ Madam,

Re: Full planning application for the erection of a column for the installation of an ANPR CCTV camera and display of associated ANPR advertisements at Former Rusholme Bus Depot, Wilmslow Road, Rusholme, M15 5LN.

We write on behalf of Lidl Great Britain Limited ('Lidl') to seek planning permission for the erection of a column for the installation of an Automatic Number Plate Recognition ('ANPR') Closed Circuit Television ('CCTV') Camera on and display of associated ANPR advertisement signage at the former Rusholme Bus Depot, Wilmslow Road, Rusholme, M15 5LN.

This application has been submitted via the Planning Portal (Ref: PP-15213615) on 16 October 2026 and comprises the following documents:

- Application Forms;
- This Cover Letter;
- Site Location Plan (drawing no. 2594 P507);
- Proposed ANPR Site Plan (drawing no. 2594 P508);
- Proposed Parking Signs and Details Plan (drawing no. 2594 P509);
- Site Plan Camera Location (drawing no. 2594 P403);
- ANPR Lighting Column and Column Mounted Cabinet with Tytonical Camera (drawing no. C-0000-001)
- Signage Installation Details (drawing no. E-0000-001);
- Signage Railing Detail (drawing no. E-0000-004);
- Tyton 1C Camera Details (drawing no. C-0000-008); and
- EDGE ANPR Vreo Innovation Specification Sheet.

The requisite planning application fee has also been paid via the Planning Portal.

Site and Surroundings

The site is approximately 0.66ha in size and is located to the east of Wilmslow Road (A6010). The site is bound by vacant land and commercial uses to the north, residential uses fronting Marcus Grove to the east, the car park and resident amenity space of Platt Court.

The area to the east and south of the site is predominantly residential in character. Platt Hall and Platt Fields Park are located to the west of the site beyond Wilmslow Road.

Rapleys LLP is registered as a limited liability partnership in England and Wales. Registration No: OC308311
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The Proposal

The proposed development comprises the erection of a column for the installation of an ANPR camera, and the display of associated ANPR signage.

The ANPR camera will be installed on a column located close to the site access, near the electric vehicle (EV) charging bays. Ducting will also be laid to support the installation of the camera. The camera will be located 5m high from the ground.

In addition, 15 no. signs will also be installed. These proposed signs measure 0.6m x 0.8m. 3 no. of these signs are wall-mounted signs that will be installed on the west and north elevations of the store building. 12 no. signs will be installed on existing lighting columns around the car park. The last remaining sign will be installed on a new signage pole and will be located in the north-easternmost corner of the site.

The ANPR system will support effective management of the car park so that the provided spaces remain available for Lidl's customers while shopping at the foodstore and are protected from misuse, which Lidl has identified as an operational issue.

National and Local Planning Policy

National Planning Policy

The Government published the National Planning Policy Framework (NPPF) in August 2026. It sets out the purpose of the planning system of achieving sustainable development via three overarching objectives; economic, social and environmental.

The NPPF requires Local Planning Authorities to apply a presumption in favour of sustainable development during decision-making. Policy S4 confirms that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

In achieving well-designed places, Policy DP3 confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

Local Planning Policy

The Development Plan for Manchester City Council comprises:

- Places for Everyone Joint Development Plan (2024);
- Manchester City Council Core Strategy (2012);
- Extant Unitary Development Policies (1995);
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Development Plan Document (2013).

The key policy relevant to this application is Policy DM1 (development management) of the 2012 Core Strategy requires all development to have regard to a list of factors set out in the policy including:

- Appropriate siting, layout, scale, form, massing, materials and detail; and
- The impact of the surrounding areas in terms of the design scale and appearance of the proposed development.

Assessment

As noted above, the ANPR camera scheme represents an operational requirement in this location, which will help to manage the use of the car park and prevent abuse so that the spaces provided remain available for customers of the foodstore.

The proposed ANPR camera will efficiently manage the foodstore car park, whilst using a low-profile form of camera which is not incongruous within its location. The camera will be installed on a new column located near the EV bays fronting the site access.

The installation of the camera will not have a noticeable impact on the visual appearance of the site. The proposed camera will also be angled facing downwards towards ground level and therefore, will not result in an adverse impact on the privacy or amenity of surrounding residential properties.

The ANPR signage is an operational requirement for the ANPR system. The signage is small in size and will not be illuminated. The proposed signage is designed to inform customers about the parking restrictions whilst ensuring no adverse impacts on highway safety or the amenity of adjacent properties.

The proposed development is therefore considered to respect the character of the site and surrounding area, in accordance with the NPPF (2026) and Policy DM1 of the Manchester City Council Core Strategy (2012).

Conclusion

After consideration of relevant national and local planning policies, it is considered that this application for planning permission is policy compliant and is therefore acceptable in planning terms. There is therefore a compelling case for the granting of permission without delay.

We trust that the enclosed details are sufficient to enable you to validate the application and look forward to receiving your confirmation in due course. Rapleys will be pleased to address any matters raised through the consultation process.

Should you have any questions or require further information, please contact Rapleys in the first instance.

Yours faithfully,

[redacted]

Rapleys LLP