

Former Rusholme Bus Depot, Wilmslow Road, Rusholme, M14 5LN

Statement of Community Involvement for
Lidl Great Britain Limited

April 2025
Our Ref: 24-00928



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Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Planner experienced in the commercial property sector.

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1 INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Rapleys LLP ('Rapleys'), on behalf of Lidl Great Britain Limited ('Lidl'), and is submitted in support of a full planning application for the erection of a new discount foodstore (Use Class E) with associated car parking and landscaping at the former Rusholme Bus Depot, Wilmslow Road, Rusholme, M14 5LN.
- 1.2 Proposals for the development of the site have been subject to pre-application discussions with Planning Officers at Manchester City Council, details of which are set out in Section 3 of this Statement.
- 1.3 This SCI sets the policy context relevant to public consultation, the consultation strategy undertaken by the applicant and their consultant team to consult with local residents and other stakeholders on its proposal for a new store. The results of the consultation process are also provided alongside conclusions from the consultation process.
- 1.4 This SCI should be read alongside the Planning and Retail Statement, and other supporting application documentation.

2 RELEVANT PLANNING CONTEXT

- 2.1 This section sets out the relevant planning context in relation to the requirements for public consultation and community involvement.

LEGISLATION

- 2.2 Section 18 of the Planning and Compulsory Purchase Act 2004 introduced the requirement for each local authority to prepare a SCI. The SCI sets out how communities will be engaged, not only in the preparation and revision of local development documents, but also for the consideration of planning applications.
- 2.3 As part of the Government's reform of the planning system, Section 122 of the Localism Act 2011 set out the requirements to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of land. It also identifies a duty to take account of responses to consultation, when proposing to go ahead with submitting an application.

National Planning Policy Framework

- 2.4 National planning policy in relation to pre-application engagement is set out in the National Planning Policy Framework (NPPF) published in 2024.
- 2.5 Paragraph 40 recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 2.6 Paragraph 42 further advises that, the more issues that can be resolved at the pre-application stage, the greater the benefits. Statutory planning consultees are also encouraged to adopt an early, pro-active approach and to provide advice in a timely manner throughout the development process. In addition, paragraph 43 recommends that the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle.
- 2.7 In order to avoid delay the NPPF advises that applicants are encouraged to discuss what information is needed with the local planning authority and expert bodies as early as possible (paragraph 44).

Manchester City Council

- 2.8 Manchester City Council's Statement of Community Involvement (SCI) was adopted in June 2018 and sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how comments can be made on planning applications received by the Council.
- 2.9 The Council encourages applicants to undertake pre-application engagement. Appendix 1 of the SCI (Guidance on developer-led early engagement) states:
- "We believe that early engagement has significant benefits to improve both the efficiency and the effectiveness of the planning system for all parties, including the potential outcome for the community. Developers are, therefore, encouraged to engage with stakeholders, including local communities, at an early stage in the production of masterplans, planning frameworks or before submitting an application."*
- 2.10 The guidance confirms the importance of early engagement with the Council and the public.

3 CONSULTATION

- 3.1 This section sets out the steps the applicant took in relation to pre-application engagement with Manchester City Council and the local community to inform them of the proposed application and obtain feedback.

ENGAGEMENT WITH MANCHESTER CITY COUNCIL

- 3.2 Prior to submitting the planning application, the applicant undertook pre-application consultation with the LPA. This comprised a formal pre-application meeting between the applicant's development team and Jennifer Connor (Area Team Group Manager) and Mark Dickens (Assistant Director Planning & Building Control). The meeting took place on Wednesday 24th April 2024.
- 3.3 At the meeting, the applicant's proposal was outlined to the Officers and discussions were held on numerous topics including the site background, development proposals, the planning policy position, scope of the planning application, and timings for the application's submission.
- 3.4 The applicant had a further meeting with Manchester City Council Planning Officers, Jennifer Connor and Steven McCoombe, on the 19th March 2025, where an update on the progress of the application was provided, as well as a discussion on the final design of the proposals.

ENGAGEMENT WITH LOCAL COUNCILLORS

- 3.5 Lidl wrote to the three Local Councillors representing the Rusholme Ward, and the three Local Councillors representing the neighbouring Fallowfield Ward on 14th October 2024, providing a copy of the consultation leaflet and an offer to meet to discuss the proposals.
- 3.6 Lidl also attended an in-person meeting with the Rusholme Ward Councillors on the 7th November 2025. The proposal was discussed, along with any specific concerns raised by local residents.

ENGAGEMENT WITH LOCAL COMMUNITY

- 3.7 The applicant also undertook consultation with the local community within which the application is proposed. This community consultation comprised:
- The delivery of 6,835 leaflets to surrounding addresses inviting people to view the proposals online, attend the public exhibition, and to provide feedback;
 - A dedicated phone number for residents to register their comments; and
 - A Public Exhibition was held at Platt Lane Sports Complex, Yew Tree Road, Manchester from 3pm to 7pm on Thursday 24th October 2024.
- 3.8 The four-page A5 leaflets were printed in full colour and gave details of the proposed development, including a computer-generated visualisation of the store and the proposed site plan. The leaflets invited local residents to register their comments online. A copy of the consultation leaflet is provided at **Appendix 1**.
- 3.9 At the public exhibition, the proposals were displayed on consultation banners, and the public were invited to provide their comments. Members of Lidl's development team, including highway consultants were in attendance to answer questions. A copy of the consultation banners at included at **Appendix 2**.
- 3.10 These methods of consultation were considered appropriate given the nature of the proposal to create a new Lidl store, which is likely to generate a significant amount of interest among the local community and stakeholders.

4 SUMMARY OF COMMENTS AND RESPONSES

4.1 This section provides a summary of comments and responses received through the public consultation exercise taking into account the online feedback, exhibition written feedback, and phone calls received.

4.2 Responses were invited in the following questions:

- Do you support the proposal in principle?
- In terms of general shopping habits, do you tend to do a regular weekly shop, or do you generally prefer to top up throughout the week as required?
- How do you usually travel to your current foodstore?

RESPONSES RECEIVED

4.3 In total, 98 responses to the online survey were received. A further 19 responses were received from the Public Exhibition. A schedule of the responses received as part of the consultation is provided at **Appendix 3**.

Question 1: Are you supportive of the new Lidl store in this location?

4.4 A total of 117 respondents answered this question.

4.5 Figure 1 below indicates that out of a total of 117 responses, the majority (64% or 75 individuals) support the proposed development in principle. 33 respondents expressed a lack of support for the proposed development in this location, while 8% (9 individuals) indicated that they were undecided.

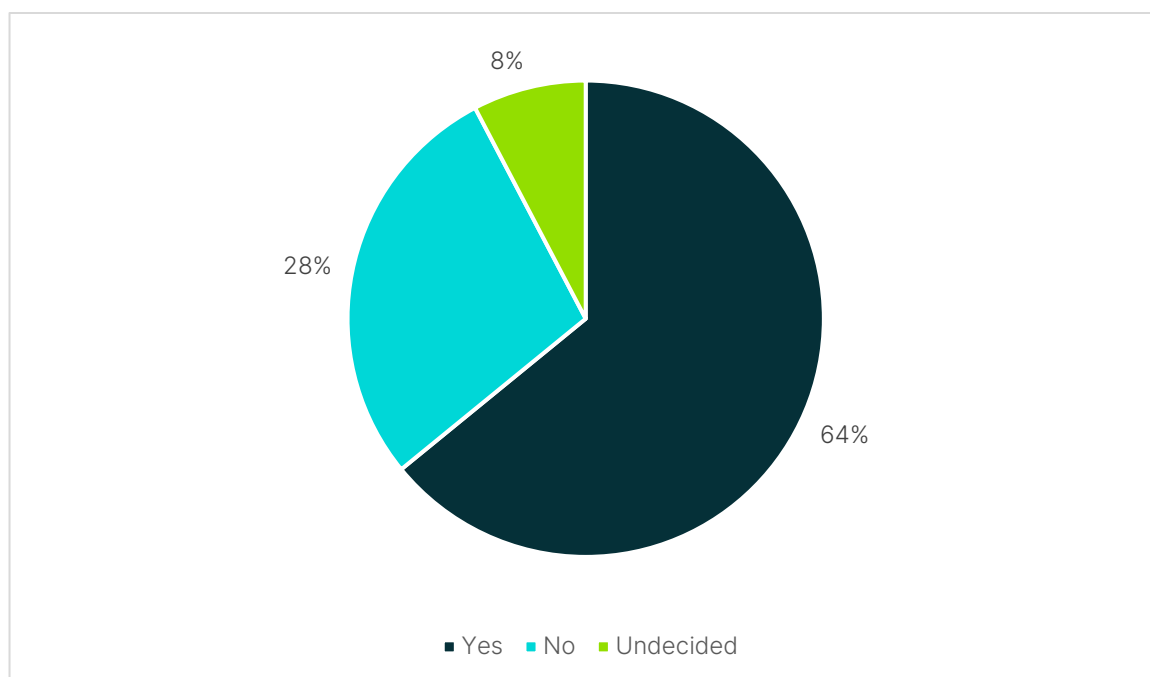


Figure 1. Breakdown of responses to Question 1.

Question 2: In terms of your shopping habits, do you tend to do a regular weekly shop or do you generally prefer to top up throughout the week as required?

4.6 A total of 117 respondents answered this question.

4.7 Figure 2 below illustrates that most of the respondents usually do either both weekly and top-up shopping (42% or 49 individuals) or a weekly shop (41% or 48 individuals). 17% (20 individuals) tend to shop on a top-up basis throughout the week.

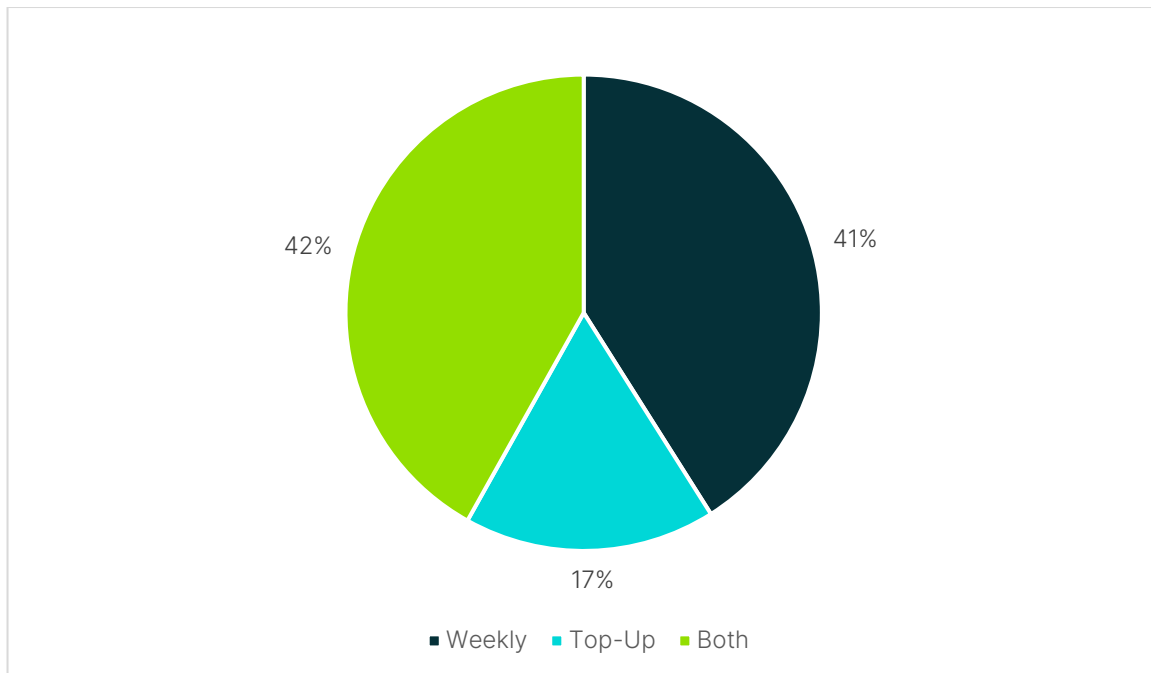


Figure 2. Breakdown of responses to Question 2

Question 3: How do you usually travel to your current foodstore?

4.8 A total of 115 respondents answered this question.

4.9 Figure 3 below indicates that 27% of the respondents (31 individuals) usually travel by car. 33% (38 individuals) use both the car and walk, and 23% (26 individuals) walk. 9% (10 individuals) indicated they would travel by Public Transport, 6% (7 individuals) cycle and 2% (3 individuals) indicated other forms of transport.

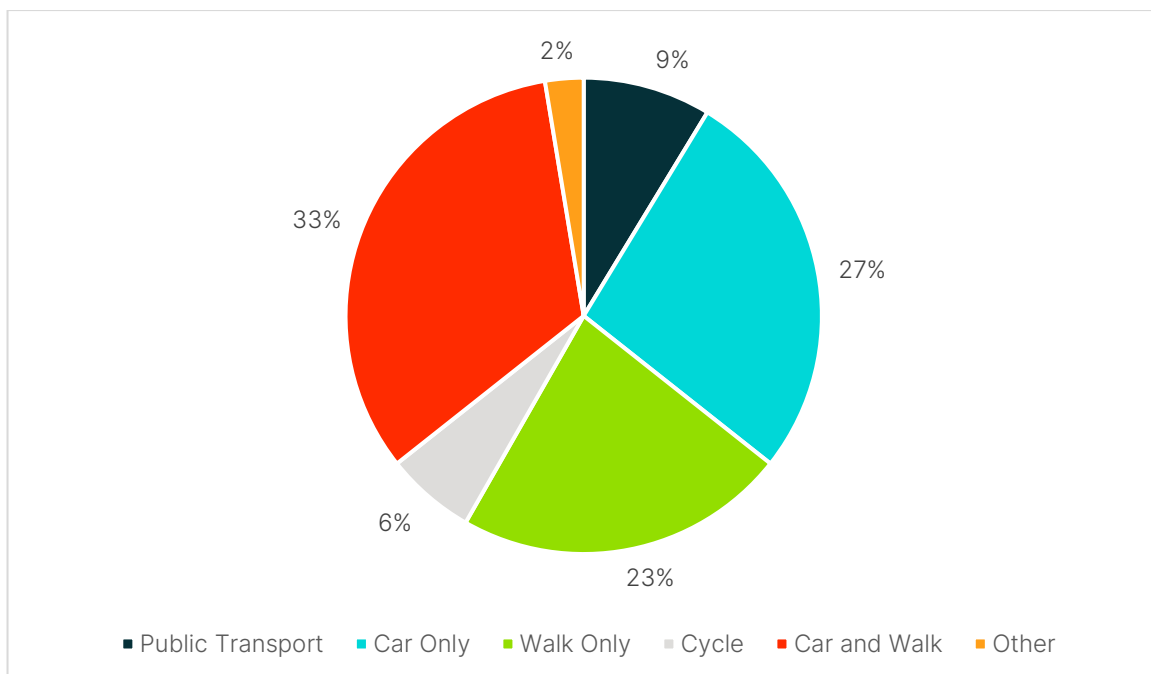


Figure 3. Breakdown of responses to Question 3

ADDITIONAL COMMENTS SECTION

4.10 Residents were provided the opportunity to make general comments on the proposal at the public consultation, online and through the dedicated phone number. A schedule of replies received is included at **Appendix 3**.

- 4.11 In summary, comments were received on the following themes:
- The majority of the local residents are happy to see the proposed development.
 - Many of the additional comments pointed out that they would like the Lidl store to be open as soon as possible.
 - Many individuals commented that the scheme and the redevelopment of the site would be good for the area as a whole.
 - Many respondents noted the location of the proposed store and the option of being able to walk to the proposed store, which was seen as a positive.
 - Some individuals expressed their concerns over the highways impact of the proposed development on the surrounding roads.
 - A few individuals suggested that alternative uses would be more useful or beneficial on the site.
 - A few individuals were not supportive of the proposal due to non-planning related matters.
- 4.12 Overall, the proposal was positively received by the local community with the majority of the respondents strongly supporting the scheme.

RESPONSE TO COMMUNITY ENGAGEMENT

- 4.13 The consultation exercise received a good response from the local community which demonstrates clear support for the principle of the Lidl Store.
- 4.14 In relation to highways and access, a Transport Assessment has been prepared to accompany the planning application. This demonstrates that the proposals will deliver a safe and suitable access, that the proposal would not result in any significant adverse impacts on the local highway network, and that the proposal would result in an improvement on the existing situation on the local highway network.
- 4.15 The site is located in a highly sustainable location and there is real opportunity for residents to travel to the site using sustainable modes of transport, walking, cycling, and using public transport.

SUMMARY

- 4.16 This SCI has been produced in accordance with Manchester City Council's adopted guidance.
- 4.17 It is considered that the principle of the proposed development is accepted and supported by the local community. The responses received clearly demonstrate that the majority of local residents support the proposed development and consider that it will be a benefit to the local area.

5 CONCLUSIONS

- 5.1 This SCI has been prepared by Rapleys to detail the approach taken to the pre-application consultation in respect of a full planning application for the erection of a new Lidl foodstore (Use Class E) with associated car parking and landscaping at the former Rusholme Bus Depot, Wilmslow Road, Rusholme, M14 5LN.
- 5.2 Given the nature of the proposed development, which has attracted interest from the local community, the comprehensive consultation strategy adopted is considered to be appropriate and inclusive.
- 5.3 It is clear that the principle of development is supported by the local community, and that the content of the planning application reflects the comments made by the Council during the pre-application discussions.
- 5.4 Lidl and their project team will continue to engage with the local community throughout the planning application process.

Appendix 01

Copy of Consultation Leaflet



A NEW LIDL FOR RUSHOLME



We are holding a public exhibition on 24th October 2024 at Classroom 1.09/10, Platt Lane Sports Complex, Yew Tree Road, Manchester, M14 7UU from 3pm to 7pm.

Please come along and share your thoughts...

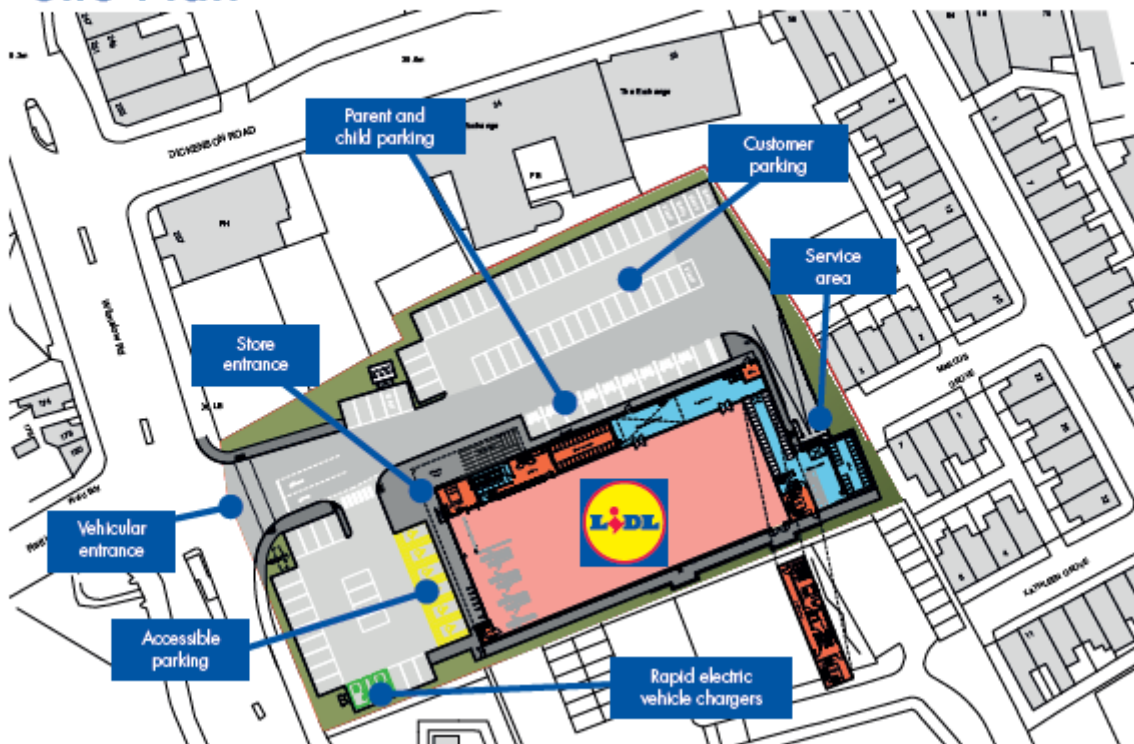
Site Background

Lidl are planning to deliver a new store at Former Rusholme Bus Depot, Wilmslow Road, Manchester, M14 7UU.

The site is approximately 0.66ha and is located along Wilmslow Road. The site is bound by vacant sites to the north, residential properties to the east and south, and Wilmslow Road to the west.

The existing site access is from Wilmslow Road.

Site Plan



The Proposal

Lidl propose to develop a new store in Rusholme, which will feature an attractive glazed frontage and a car parking area with high quality landscaping. Access to the store will be taken from Wilmslow Road.

The new Lidl foodstore will extend to 1,962 sq. m gross internal area with a net sales area of 1,334 sq.m.

The development will be supported by a total of 88 parking spaces, including 6 dedicated accessible spaces, 9 parent and child spaces, and 2 Electric Vehicle Charging bays.

It is proposed that the Lidl store will be open between the hours of:

- 8am to 10pm Monday to Saturday (Including Bank Holidays), and
- 10am to 4pm Sunday.

Normally there will be one delivery to the Lidl store per day. All store waste will be collected by the delivery vehicle, therefore minimising HGV movements within the site.

Benefits of the Proposed Development

The new Lidl store will provide the following benefits to the local area:

- A brand new Lidl store that will provide a clean and fresh shopping experience to meet the needs of customers;
- A dedicated in-store bakery;
- Improved shopping choice and provision of a new mainstream discount store;
- A contemporary building design that will benefit the surrounding area;
- Employment opportunities for local residents with Lidl; and
- Lidl pays the Living Wage Foundation rate for all eligible employees and no zero hours contracts.

About Lidl

Since establishing itself in Great Britain in 1994, Lidl has experienced continuous growth and today has over 31,000 employees, 960 stores and 14 distribution centres in England, Scotland and Wales.

As part of the Schwarz retail group, Lidl is one of Europe's leading organisations in the food retail industry. With a presence in 32 countries around the world, the supermarket, which has more than 360,000 employees globally, currently operates approximately 11,900 stores and more than 200 warehouses and distribution centres.

The family supermarket takes pride in providing its customers with the highest quality products at the lowest possible prices throughout Great Britain, from Kirkwall to the Isle of Wight. Social responsibility and sustainability are at the core of the company's daily operations, with the company placing a strong emphasis on its responsibility for people, society and the environment. Lidl GB is passionate about working with British producers and sources two thirds of its products from British suppliers.

Have Your Say

At Lidl we know our success depends on the people we work with and the people who choose to shop with us. We recognise that providing high quality products at industry leading prices is only part of the story; the environment in which our customers do their shopping completes the experience. We would like to invite you to provide us with your thoughts on our proposal to open a new Lidl store at the Former Bus Depot, Wilmslow Road, Rusholme.

We hope you can attend our exhibition and that you find it useful and informative to meet with the Lidl team. However, if you are unable to make it on the day, please register your support and provide any comments online using the web address or QR code below:

<https://tinyurl.com/lidlrusholme>



Alternatively, if you do not have access to the internet, you can also provide your comments via telephone by phoning **0161 8176225**.

We would welcome your comments on our new store proposal by **25th October 2024**, as all feedback will be taken into consideration, and where possible and appropriate, used to make changes to our plans.

We hope that the planning application will be received and validated by Manchester City Council by the end of November 2024.

Copy of Consultation Banners



A NEW LIDL FOR RUSHOLME



About Lidl

Since establishing itself in Great Britain in 1994, Lidl has experienced continuous growth and today has over 31,000 employees, over 980 stores and 14 distribution centres in England, Scotland and Wales.

As part of the Schwarz retail group, Lidl is one of Europe's leading organisations in the food retail industry. With a presence in 32 countries around the world, the supermarket, which has more than 360,000 employees globally, currently operates approximately 11,900 stores and more than 200 warehouses and distribution centres.

The family supermarket takes pride in providing its customers with the highest quality products at the lowest possible prices throughout Great Britain, from Kirkwall to the Isle of Wight. Social responsibility and sustainability are at the core of the company's daily operations, with the company placing a strong emphasis on its responsibility for people, society and the environment. Lidl GB is passionate about working with British producers and sources two thirds of its products from British suppliers.

Comments and feedback

Please register your support and provide any comments online using the web address or QR Code below:

<https://tinyurl.com/lidlrusholme>



We would welcome your comments on our proposal by 25th October 2024, as all feedback received will be taken into consideration when finalising the design proposal.

What happens next?

We will consider all feedback returned to us and, where possible and appropriate, use it to make changes to our plans.

We hope to submit a planning application for the site to Manchester City Council by the end of November 2024.



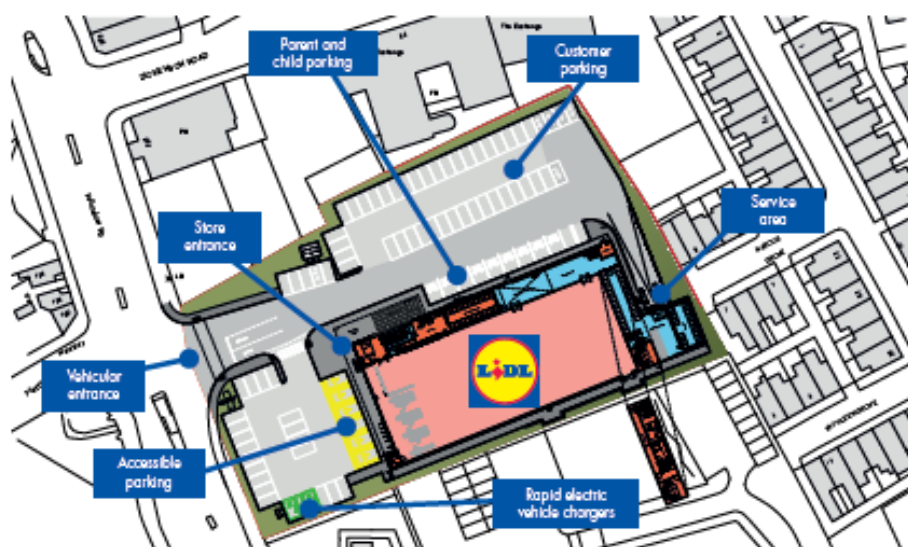
THE SITE



Site Background

Lidl are planning to deliver a new store at Former Rusholme Bus Depot, Wilmslow Road, Manchester, M14 7UU.

The site is approximately 0.66ha and is located along Wilmslow Road. The site is bound by vacant sites to the north, residential properties to the east and south, and Wilmslow Road to the west. The existing site access is from Wilmslow Road.



The Proposal

Lidl propose to develop a new store on the site, which will feature an attractive, single storey glazed frontage and a large car parking area with high quality landscaping. The new store will extend to 1,962 sq. metres gross internal area, with a net retail sales area of 1,334 sq. metres. The new store will feature a dedicated in-store bakery close to the main entrance. The delivery bay will be located to the east of the store.

Access to the store will be taken from Wilmslow Road. The car park will provide a total of 88 parking spaces, including 6 dedicated accessible spaces, 9 parent and child spaces and 2 Electric Vehicle spaces. The car park will be positioned close to the customer entrance extending eastwards and southwards.

Bicycle parking will be provided under the entrance canopy, close to the store entrance.

It is proposed that the store will be open between the hours of:

- 8am to 10pm Monday to Saturday (including Bank Holidays); and
- 10am to 4pm Sunday.

Normally there will be one delivery to the Lidl store per day. All store waste will be collected by the delivery vehicle, therefore minimising HGV movements within the site.

Benefits of the Proposed Development

The new Lidl store will provide the following benefits to the local area:

- A brand new store that will provide a clean and fresh shopping experience to meet the needs of customers;
- Improved shopping choice and provision of a new mainstream discount retail operator for Rusholme;
- A dedicated in-store bakery;
- A contemporary building design that will complement the surrounding area;
- Employment opportunities for local residents with Lidl; and
- Living Wage Foundation rate for all eligible employees and no zero hours contracts.



Schedule of Comments and Responses



Schedule of Comments and Responses

I think this store proposal is great it would enable me to do shopping closer to home with out putting as much emissions into the environment as I currently travel to the lidl in long sight or in stretford.

Thank you

This new store will be an asset to the neighbourhood, and I welcome the fact that I won't have to drive to get there. I strongly support this application

I am really pleased Lidl is coming!

I particularly like their bakery products, unusual grocery and the random middle aisle'surprises'

I think this is a brilliant idea and hope this goes a head due to not being able to park anywhere at the other Lidl or get a taxi from outside this will also be brilliant for all the locals.

I think it's a great idea, we do not have a supermarket near by

Having a new Lidl store will provide employment opportunities for local residents, in addition to having a good quality discount food store which will also improve shopping choice for people in the area which i believe is needed, reflecting the high density of the local transient and increasingly permanent population.

Great idea we need this option being close love the fresh bakery

The traffic will be appalling, this is already one of the busiest junctions in the area, it's gridlocked in the morning and weekends so there will be a huge queue to get out causing traffic to back up across Wilmslow Road, Dickerson Road and platt lane

This will be great for the area there are very little shopping places in the area

Here we have our Nesesty.

This is an excellent proposal. Lidl Wilmslow Park is extremely busy with students, there is no designated carpark to park. The new store would be an enhancement for the area giving more choice of affordable products, providing much needed employment and support British producers and suppliers whilst being aesthetically pleasant.

I think it would be a positive addition to Rusholme and it would be a great use of the vacant space. I hope this goes ahead 🙏

Seen as lidl opening in Rusholme, I know this is something lidl don't do but maybe just have a think, one small area with fridge dedicated to halal chicken please. Asda and Sainsbury's do it I'm sure Lidl can be the first one between Lidl and Aldi to bring it to the market. Starting from Rusholme and long sight Lidl as most of Muslim community is there.

Traffic will be awful it is already awful in that area and at that crossroads. There is a lidl just up the road if anyone needs one.

It's a great idea

I think having Aldi to the area would be a great addition.

I like Lidl and use the Long sight one often which is less than 1.8 miles away, or alternatively the Lidl 1.2 miles away up the road. I reject this plan completely as the planner has not considered or is even aware of the traffic issues at that junction. If I'm turning left onto Wilmslow road (from platt lane) to go down to Dickenson road it can often take me 10-15 mins as the right filter lane can only accommodate 4 cars. Adding the extra build up from a large lidl store will make this already busy junction impassable. The traffic coming from Dickenson road to wilmslow road is already a major problme Busses are already diverted on Friday and Saturday nights due to the traffic, how would adding to this problem by building a new supermarket help things, this junction already requires a new rethink to address the traffic. Please build this on the ready made fallowfield retail park which is vacant and do not add to Rushholme's already terrible traffic problems.

I like to open new Lidl because the old Lidl have no parking space,so it's great opportunity to open new one

I am so happy for the new lidl in rusholme its so neer to my house thank you

Feel it would negatively affect custom to Manchester superstore which is an amazing shop that I wouldn't want to see go under. There is already a Lidl and Aldi in Rusholme a short enough walk away.

Bring it on! Been wishing there was a local Lidl with parking for AGES!

Schedule of Comments and Responses

Will the smaller Lidl store on Wilmslow Road stay open? Will there be a parking restriction on the car park for Lidl customers only as we have a very bad parking problem in the area from people visiting Wilmslow Road?

I'm not supportive of the shop because of the car parking spaces. We already have a very busy bus route and car route and a further supermarket with car parking spaces increases traffic, CO2 levels, NOx particles and makes it busy. I'd prefer if you had a small managed park with trees instead of the car parking. The interchange is pretty dicey as it is and the car parking will make it worse. We also need to be encouraging more sustainable transport across the city, and this is not helping at all.

This will be a brilliant addition to the locality and fantastic shopping experience for the many elderly and vulnerable residents who live next door in Platt and Worsley courts and for the local students.

I think this will be a great addition to the neighbourhood

We DO NOT need another monster shopping centre that will destroy local business and cause massive amounts of traffic

Putting aside Lidl's genocidal support of the holocaust in Gaza, we will not support this in anyway

Please provide good offers

The traffic on Platt Lane leading onto Wilmslow Road is always busy having this store will make it worse

Please do not put a Lidl on this site, you already have one close by and we do not need more. This site would be a beautiful one for something more life enriching than a Lidl like a culture or sports venue

The junctions at Platt Lane/Wilmslow Rd & Dickenson Rd/ Wilmslow Rd are already congested as this is a major route from south to east Manchester. These are narrow roads with a single lane in each direction and cannot be widened.

This proposal will increase traffic at these two already busy junctions unless the existing traffic light priority changes to allow traffic to move from Platt Lane onto Dickenson Rd (and visa versa) without stopping on Wilmslow Rd

I am supportive of the new store. As we always do the majority of shopping at Lidl and this would be closer for us. We usually do a big weekly shop at Lidl.

The biggest concern I have is the car park. We usually do our shopping at Lidl in Longsight and find that the majority of cars parked there at any time are not even visiting Lidl, but go to the other shops in the area. (Especially Friday evenings and weekends, we would not shop there on those days because of it, as it is horrendous and often no parking space.

Parking in and around Rusholme is already problematic. So how do you control that the people parking there are shoppers and not parking there for other reasons? There is a NCP parking area, which is next to your proposed store, but this is to be paid for. And you have free parking at your store. So where will people park when they visit the Curry Mile? At a paid for parking area or for free at your store? Maybe do a system like some other shops in the area, where you pay for parking and when checking out the amount you paid for parking gets taken off your shopping amount.

Traffic on Wilmslow Road Curry Mile area on Friday, Saturday and Sunday is horrific, lots of traffic and lots of bad driving. Even the bus routes are diverted in the evenings due to this. So this will also be a challenge for your shoppers.

I propose the new Lidl because it is walking distance from my home otherwise I use public transport to get to my nearest supermarket so a new Lidl store would come in handy

Brilliant idea. I am absolutely chuffed. This will be so useful for all of us. It will also create job opportunities as well. BRING IT ON

Fully support it. Thanks very much.

It's really a good news for me.

Would be glad if one opens next to me as the one on Oxford Road is a bit far and having a disability this would really help.

I boycott Lidl due to its links with Zionist Israel

A Lidl at this site is not needed as there are many stores in the area. Having a Lidl here will impact on

Schedule of Comments and Responses

traffic in an already busy area as well as impact Small local businesses. Having this Lidl here will be a disaster. Affordable housing would be much better

My household and I have been boycotting Lidl since the start of Israel's genocide in Gaza. Lidl's owner invests in Israeli tech that's used to ethnically cleanse Palestinians. I will call for the boycott of Lidl in my community and specifically in Rusholme.

Totally opposed to Lidl opening in Rusholme, and will encourage others to boycott the store as the owners are supporting the genocide in Gaza and brutal assaults in the West Bank.

Yes, I support having a lidl in Rusholme. It will be near to me which is great for walking rather than using my car. Roll on the opening!

Yes, I fully support the new lidl

This place would be better served as someone other than another corporate supermarket. I am very disappointed in Lidl's stance when it comes to human rights in particular the support provided to the Zionist regime.

As a member of the community, I do not support the opening of a Lidl store when it is clearly and horrendously tied with the ongoing genocide, and profits from the bloodshed of many.

I attended the meeting at Platt Lane today. Thank you. I provided your representative with a link to the Birch Calm Roads Association (see <https://birchcalmroads.wordpress.com>). Please visit the website for a detailed data digest of traffic, cycle and pedestrian movement.

As chair of this Association, I lead an initiative promoting traffic-calming measures in our community, focusing on key roads - Brighton Grove, Norman Road, Birch Grove, Danes Road, and Hall Road. We would seek your support to ensure that the area is not further inundated with Rat Running traffic seeking to avoid the lights at Platt Lane (and enter the proposed store). Traffic frequently runs between Dickenson Road and Wilmslow Rd. using the aforementioned roads. However, we do fear that the arrival of your store will complicate an already difficult situation for local residents. We would seek reassurances that this will not happen and seek your support in our endeavour.

Furthermore, I would be pleased to learn that, subject to your viability assessment, of course, you are also considering solar panel installation - an initiative that would save you funds and support energy creation initiatives.

Traffic is already bad, public transport is redirected on weekends evenings. We are oversaturated with Lidl supermarkets

This appears as a foregone conclusion as I only received the letter by post in today's mail for this proposal bearing in mind the consultation is today?!

However it needs to be noted that the junction with Wilmslow Road and Platt Lane is already busy and traffic backs up both on Platt Lane and Wilmslow Road. The junction with Wilmslow Road and Dickinson Road is also another busy junction made more problematic by the new NCP Carl park on that junction. Therefore, the proposed Lidl store will only add to this problem due to customers trying to get in and out of the store. As a would be customer this would not entice me to go to the proposed store due to being stuck in traffic!!

Whoever has proposed this site for a store is totally ignoring or not addressed the traffic problems already in that area and the negative impact it already has on the area. Please note I am not against Lidl building a new store but I am against the proposed site.

As a curveball the new store would be better placed in the Birchfields shopping area where they recently have knocked down buildings and there is now a large open space with parking.

This place would be better served as someone other than another corporate supermarket. I am very disappointed in Lidl's stance when it comes to human rights in particular the support provided to the Zionist regime.

I support the store to certain extent. My main concern is the risk of increased traffic in the our close-by street (Birch Grove).

It would be very useful for the community.

Please ensure adequate bicycle parking for the large student population. The cycle parking at the nearby Sainsbury's, Aldi, Tesco, and existing Rusholme Lidl (Wilmslow Park) is often completely full.

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I am writing in support of this development. This is very positive, and a good use of the site. This area, specifically from Dickinson Road to Norman Road, is in great need of development, and an Aldi will be a useful addition to amenities in this area.

Our family would walk to do our weekly shop at the new Lidl rather than having to take the car to Sainsbury's in Fallowfield

There are a number of issues which immediately spring to mind.

- a) Rat runs on Norman Rd, Brighton Grove/Birch Grove and Hall Rd are a problem without the additional traffic the new Lidl would generate as vehicles seek to avoid the two sets of traffic lights on Wilmslow Rd/Dickenson Rd/ Platt Lane intersections - see the long standing campaign Birch Calm Rds.
- b) a) will become worse when the flats approved for what is now the NCP on the corner of Wilmslow Rd/Dickenson Rd are built.
- c) The dire traffic situation can be measured by the fact that buses are diverted away from the Curry Mile stretch of Wilmslow Rd of Friday and Saturday nights
- d) The supermarket car park is likely to be exploited opportunistically by users of the Curry Mile
- e) There are already a number of supermarkets in the near vicinity including the promised Lidl development in the retail park at the junction of Birchfields Rd and Moseley Rd, the Lidl and Tesco's on Wilmslow Rd opposite Whitworth Park and Sainsbury's on Wilmslow Rd in Fallowfield.
- f) Given the known effect on high streets of supermarkets there would be a negative impact on thriving grocers and other retail outlets along the Curry Mile.

There are enough shopping places, in fact there are too many. This will cause congestion and environmental hazards and traffic jams and crime

Whilst I am generally supportive of this proposal can I suggest that green areas of the site have lots of trees and shrubbery put in to improve the visual aspect of the site.

I live within close proximity to the development site.

I have significant concerns about the traffic management and safety of the the development:

- this is already a major junction which requires careful negotiation at times; there is a considerable possibility that an additional access point to what is effectively a crossroads (with the adjacent Dickenson Road connection) will lead to incidents due the frustration of existing road users, additional volume of traffic, and traffic signal management;
- the bike lane that crosses the proposed entrance is a major connection between the University and the student residences in Fallowfield, with a high volume of users, which gives rise to major safety issues;
- there must be a concern as to whether 88 parking spaces will be sufficient at peak times, and there is the possibility of a knock-on effect on on street parking in adjacent residential streets, including the area where I live; this could create an additional problem with abandoned shopping trolleys in residential streets.

The document circulated by Lidl has offered no information on how these issues have been considered or evaluated.

That document and the invitation to attend a public exhibition was delivered by mail to my address after the exhibition had taken place! Consequently, there has been no opportunity to scrutinize the proposal in more detail, ask questions on issues such as the above. Also, allowing only one day between that event and the closing date for comments through this portal is inadequate. This means there has not been an effective public consultation - the company should not represent it as such and find additional opportunities to consult.

Concerned about increased traffic flow along Norman Road, Brighton Grove, Birch Grove and Hall Road. These roads currently provide a rat run to avoid traffic lights on Wilmslow Road/ Dickenson Road and Wilmslow Road/ Platt Lane. Believe this rat run will be increased by building new a Lidl store. Traffic leaving site is likely to turn left and cut through Norman Rd and Birch Grove in order to travel east. Also concerned about bottle neck caused by traffic coming from the south along Wilmslow Road and turning right into Lidl carpark. This is a very narrow part of Wilmslow Rd with filters to control bus and car flow through a vry congested ajunction. Cars queuing to turn into the carpark will slow the traffic and buses travelling towards the city centre.

This is ugly & the traffic will be terrible on that junction

Your published benefits are valid and generally attractive. But I am concerned about three obvious downsides to the proposed development:

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1. Rusholme and south Manchester needs to use its vacant land for building homes, not new supermarkets.
2. The people of Rusholme and the surrounding area already support a local shopping economy that risks being adversely affected. What will you do to mitigate this?
3. The Platt Lane/Dickenson Road/Wilmslow Road junction can get very busy. Attracting new traffic to the area and adding an entrance/exit to the junction could be disastrous to the efficiency of bus services and to pedestrian/cycling safety, let alone cause problems for your customers accessing/leaving the site. What traffic-management analysis have you done to investigate this?

The area is too congested already with several and far too many shopping opportunities

Lidl should not be allowed to expand in Manchester. It is a company that supports Israel through investment in tech companies and more and is therefore complicit in the genocide Israel is carrying out in Palestine and Lebanon. <https://en.globes.co.il/en/article-german-billionaire-seeks-israeli-high-tech-investments-1001238937>

The proposed development will make an area already dense with commercial, retail shops and restaurants too dense for local residents.

Wilmslow Road is a major road into Manchester with already heavy with traffic, public transport and cars. The additional traffic from customer care, delivery vehicles and waste collection vehicles will make Wilmslow Road over congested leading to greater vehicle emissions and potential for accidents with vehicles driving in and out of the store onto a busy Wilmslow Road.

The proposed hours of opening will increase noise and disturbance for residents. Whilst Lidl have given times of opening, delivery times and waste collection times will be much earlier so actual times when residents are affected is longer.

Lidl already has a store on Wilmslow Road in Rusholme.

Personally, this new Lidl will save my effort and energy to go to Lidl (3-4 Wilmslow Road). Aso, it would provide parking facility to the road users which is very expensive for the current Wilmslow Road Lidl. Overall, I completely support this new proposal.

My personal feeling is that that land is really needed much more desperately for social housing as we are terribly overcrowded here and a poor neighbourhood. There are several supermarkets close enough. However on consulting with many of my neighbours it seems they are very keen for this development to go ahead

If it is agreed please let me know what you will do with the Section 106 money you need to find.

Assuming it will get the go/ahead my biggest concern is about the vehicle access in and out of the area. I understand that you plan to remove the traffic island in the middle of Wilmslow road in order to create an extra right turn lane from the South side into the Lidl site. This will make the single lane away from town (used by cars from town, from Platt Lane and from Dickerson Road) much more perilous for the very many cyclists(including large numbers of students) who stream along that way. The area you will be using as the junction is already only painted dots which is much less safe than separated bike lane. So I would like to know how you will phase the lights so this junction becomes safe.

Are you also aware that the parking spaces will be used by many visitors to the curry mile?

I support the plans for a new store at this location but think it is an inefficient use of the site. The plans should incorporate new residential accommodation in the form of apartments and houses.

I suggest:

- extend Marcus Grove to meet Wilmslow Road, with bollards where it currently ends, so not a through road for vehicles, preventing it becoming a rat run and having a negative impact on current residents.
- the new store to be aligned lengthways fronting Wilmslow Road, in the position of the current proposed entrance.
- the new store would be part of a five storey(or more) block, with carpark at ground level, store at first floor and apartments above.
- entrance to the carpark would be on the new extend Marcus Grove, with access from Wilmslow Road only.
- new terraced houses to be built on Marcus Grove to meet exiting.
- a smaller apartment block behind the new houses in the north east corner of the site

I think a new Lidl on this site would be detrimental to the local area, both because it would detract from the present healthy variety of shopping options through Rusholme (which has far fewer empty premises than most areas), and because it is, frankly, completely unnecessary - there are numerous supermarkets (including more than one Lidl) with walking distance. It is also undeniable that it would greatly add to the

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delays already experienced around the Wilmslow Road/Dickenson Road junction, which would be extremely unwelcome to all users of these roads, and probably reduce road safety on this junction, too.

The area is need of a supermarket as apart from Sainsbury's in Fallowfield there is nothing else nearby. The other nearest shops are in built up areas with no parking and/or are the smaller express type stores which have poor range of goods. My concern is the impact on traffic at the junctions of platt lane, wilmslow road and birch fields road, which are already over populated with cars queuing up at in each direction, especially trying to get onto Wilmslow Road.

Need to carefully consider both traffic impact on local area especially Birch-in-Rusholme (the area this location is within). The boundary is Dickenson Rd - Wilmslow Rd - Old Hall Ln - Birchfields Rd. Also need to consider funding environmental and traffic improvements in this area as set out to reduce impact of more vehicles and to improve the area and historic identity of Birch-in-Rusholme with 5-10 street signs to 'welcome to Birch-in-Rusholme - please drive safely' and same on the reverse when leaving with 'thank you for driving safely'. If any additional community funds available to consider donating to Birch Community Centre.

I strongly object to this proposal. It would be very detrimental to the local area, both the character of the area and the shopping experience. Rusholme thrives partly because of a lot of independent shops and the new Lidl store risks causing many of those to close down. We already have shops where anyone can do a full groceries, meat, bakeries and household goods shop. There are already plenty of supermarkets nearby which are very accessible by walking, bus or cycling in this neighbourhood. This area needs accessible housing, not more shops.

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Worried about affect on neighbouring roads becoming worse (rat runs), with extended traffic lights

Already too much traffic, 2nd Lidl not necessary

Far too many Lidl's in very close proximity. Traffic effects will be bad and choices limited for locals

I will be happy if you open the store

I would like a Lidl

Hope it goes well. Think it is well needed in the area and can give some competition to other stores

Platt Lane junction with Wilmslow Road since the lights the area be very congested. Hall Road/Birch Grove/Norman Road rat runs

Looking forward to it cause I will be using it as I'm only up the road from it

Looking forward to having Lidl in the neighbourhood

It is good to hear the news of new store near our residence is really good news. We are awaiting to shop

I am very happy to open new store near my area

I think the location is extremely problematic in terms of traffic flow and danger to cyclists. We don't need any more supermarkets

Problem Wilmslow Road traffic from Platt Lane

I generally welcome the proposed development. My only concern is the potential impact on traffic at the Wilmslow Road/Platt Lane/Dickenson Road junction

I used to shop in Rusholme Lidl. Stopped when I discovered the owner supports Israel. But would rather see housing on this site than another supermarket. People in this area have been priced out in terms of housing as a result of PBSAs, private lets and airbnbs. The last thing they want to see is another

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supermarket of which there are already plenty in the area. This site would servce the Rusholme Community better if it were used for social, affordable housing



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