

# Fallowfield Retail Park, Birchfields Rd, Manchester M14 6FS

Statement of Community Involvement for  
Lidl Great Britain Limited

March 2024  
Our Ref: 20-00934



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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 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 Lidl foodstore (Use Class E) and 2no. retail units (sui generis) with associated car parking and landscaping at Fallowfield Retail Park, Manchester.
- 1.2 This planning application follows on from previous proposal's for a marginally smaller discount foodstore on the site (Planning Ref. 130189/FO/2021), which was submitted in April 2021.
- 1.3 The applicant previously undertook pre-application consultation with Manchester City Council and local residents in support of Planning Application Ref. 130189/FO/2021 which was approved in May 2022.
- 1.4 A significant proportion of feedback received on the original planning permission 130189/FO/2021 proposal are applicable to the current proposal, given that the current proposal is in essence / principle the same. The application seeks consent for a discount foodstore of similar scale, massing and positioning on site; and for a store that will serve the same 5-minute drivetime catchment area.
- 1.5 Proposals for the development of the site have been subject to pre-application discussions with Planning Officers at Manchester City Council, which is discussed in further detail in Section 3.
- 1.6 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.
- 1.7 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 2023.
- 2.5 Paragraph 39 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 41 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 42 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 43).

### 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 a planning application."*
- 2.10 The guidance confirms the importance of early engagement with the Council and the public.

### 3 CONSULTATION

- 3.1 The applicant previously undertook pre-application consultation with Manchester City Council and local residents in support of Planning Application Ref. 130189/FO/2021 which was approved in May 2022.
- 3.2 A significant proportion of feedback received on the original planning permission 130189/FO/2021 proposal are applicable to the current proposal, given that the current proposal is in essence / principle the same. The application seeks consent for a discount foodstore of similar scale, massing and positioning on site; and for a store that will serve the same 5-minute drivetime catchment area.
- 3.3 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

- 3.4 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 Steven McCoombe (Senior Planner) and Sue Wills. The meeting took place on Tuesday 7th July 2020.
- 3.5 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.

#### ENGAGEMENT WITH LOCAL COUNCILLORS

- 3.6 Lidl wrote to the three Local Councillors representing the Rusholme ward on 14th January 2021, providing a copy of the consultation leaflet and an offer to meet to discuss the proposals.
- 3.7 A meeting attended by Lidl and the Ward Councillors took place on 26th January, where discussions were held on topics including the site background, and development proposals, and the timeframes for the development being progressed.

#### ENGAGEMENT WITH LOCAL COMMUNITY

- 3.8 The applicant also undertook consultation with the local community within which the application is proposed. This community consultation comprised:
- The delivery of 9,060 leaflets to surrounding addresses inviting people to view the proposals online and inviting feedback; and
  - A dedicated phone number for residents to register their comments.
- 3.9 Four-page A5 leaflets were printed in full colour and gave details of the proposed development, including a computer generated visualisation of the finished store and the proposed site plan. In addition, the leaflets invited local residents to register their comments online. A copy of the consultation leaflet is provided at **Appendix 1**.
- 3.10 The consultation leaflet and website consultation page and phone number were the preferred methods of consultation by the applicant to maximise the effectiveness of the consultation exercise prior to submitting the planning application when it was not possible to hold a public exhibition due to social distancing measures in place in respect of the Covid-19 pandemic.
- 3.11 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, email correspondence and phone calls received.

4.2 Responses were invited on 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, 407 responses to the online survey were received. A schedule of the responses received as part of the consultation is provided at **Appendix 2**.

#### Question 1: Do you support the proposal in principle?

4.4 Figure 1 below indicates that out of a total of 286 online responses, the majority (77% or 221 individuals) support the proposed development in principle. Only 34 individuals expressed a lack of support for the proposed development in this location, while 11% (31 individuals) indicated that they were undecided.

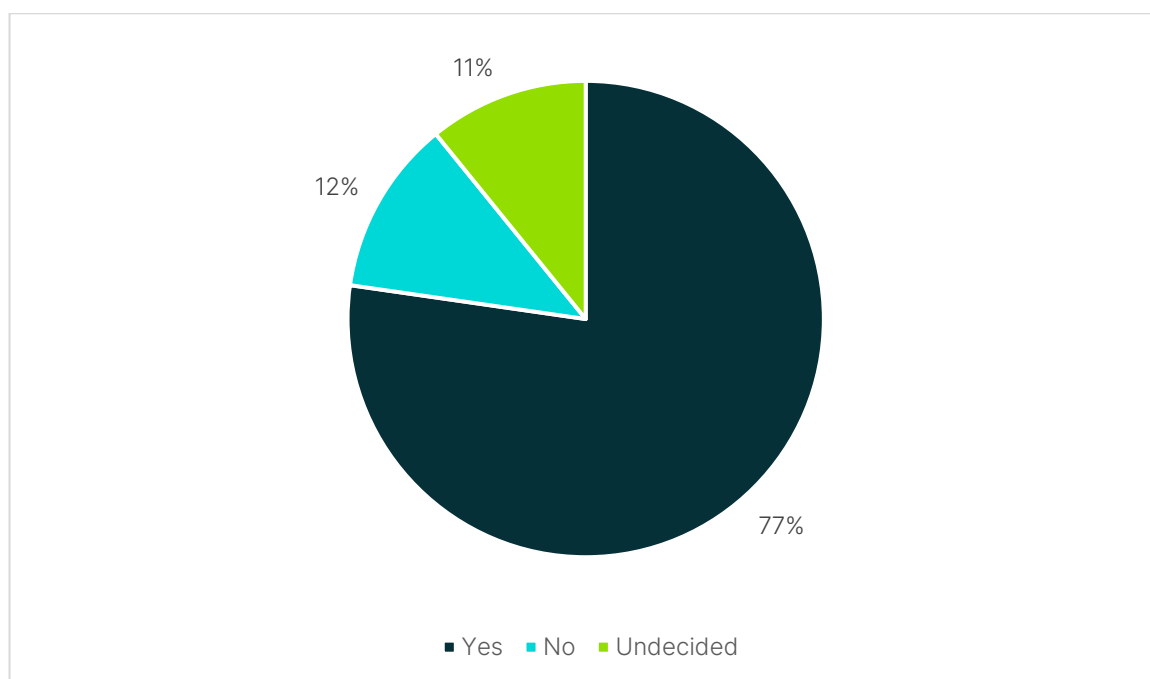


Figure 1. Breakdown of response to Question 1

#### Question 2: 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?

4.5 Figure 2 below illustrates that most of the respondents (44% or 126 individuals) usually do a regular weekly shop. 38% (109 individuals) of respondents usually do both weekly and top-up shopping, and 18% (51 individuals) tend to shop on a top-up basis throughout the week.

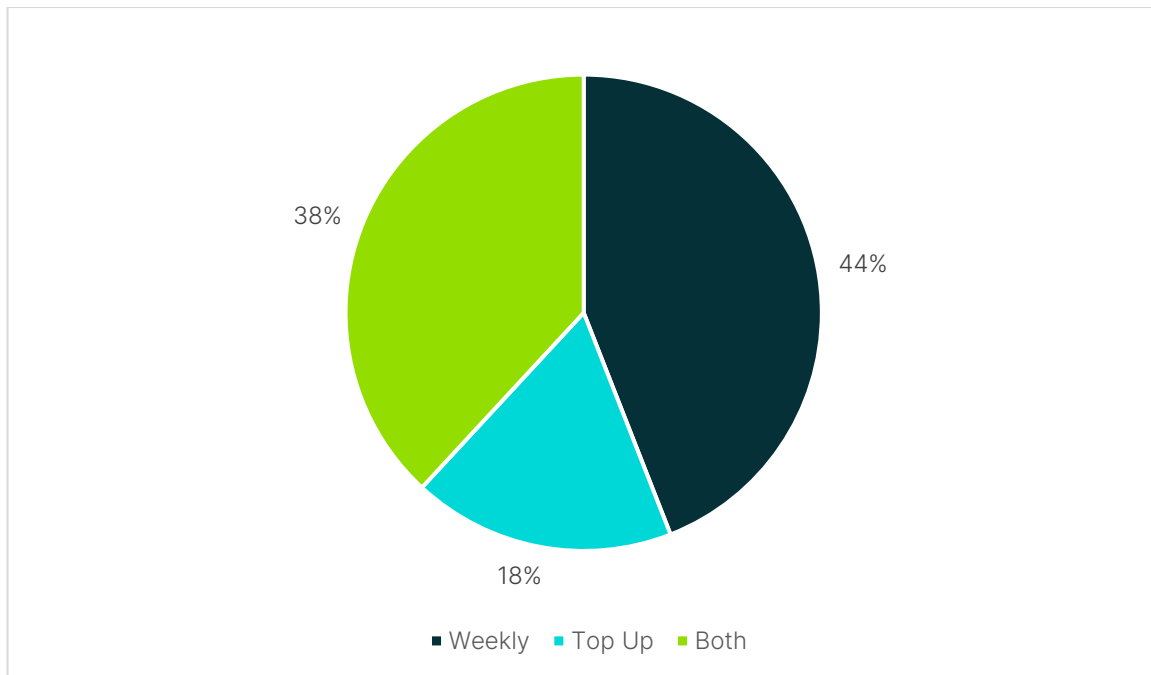


Figure 2. Breakdown of responses to Question 2

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

- 4.6 Figure 3 below indicates that most of the respondents (38% or 110 individuals) usually travel by car. 36% (102 individuals) use both car and walk, and 14% (39 individuals) walk. 5 % (14 of individuals indicated they would travel by public transport, and 7% (21 individuals) indicated that they would cycle.

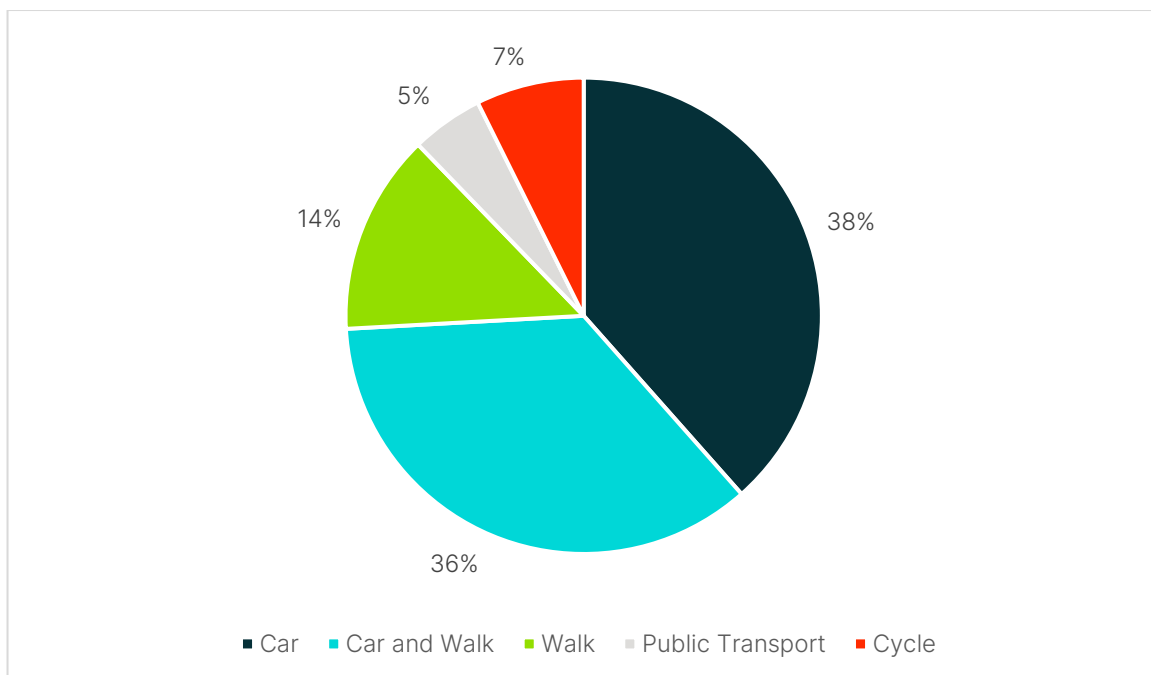


Figure 3. Breakdown of responses to Question 3

### ADDITIONAL COMMENTS SECTION

- 4.7 Residents were provided the opportunity to make general comments on the proposal online and through the dedicated phone number. Due to a large volume of feedback received, a selection of comments has been collated which cover the general theme of responses. A schedule of replies received is included at **Appendix 2**.
- 4.8 In summary, comments were received on the following themes:
- The vast 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.
- A few individuals expressed their concerns over the loss of existing retailers at Fallowfield Retail Park.

4.9 Overall, the proposal was positively received by the local community with the overwhelming majority of the respondents strongly supporting the scheme.

#### **RESPONSE TO COMMUNITY ENGAGEMENT**

4.10 The consultation exercise received a good response from the local community which demonstrates clear support for the principle of the Lidl Store.

4.11 In regard to the concerns raised by residents in relation to the loss of retail units, it should be noted that a number of the existing units are vacant and that the proposed development will enhance the retail park through a contemporary design. It will provide increased competition and consumer choice and create additional local jobs, in addition to improving convenience shopping in Fallowfield and the wider surrounding area.

4.12 Furthermore, the scheme will provide two sub-let units.

4.13 In relation to comments received requested cycling facilities, the proposal will include cycling parking close to the store entrance for secure customer cycle parking.

## 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) and 2no. retail units (sui generis) with associated car parking and landscaping at Fallowfield Retail Park, Manchester.
- 5.2 Given the nature of the proposed development, which has attracted considerable 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 proposed 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.

# Copy of Consultation Leaflet



# A NEW LIDL FOR FALLOWFIELD



## Site Background

Lidl are planning to deliver a new store at Fallowfield Retail Park, Manchester.

The site is bound by Birchfields Road to the west, Moseley Road to the south, the railway line to the east, and the remainder of the retail park to the north. The development proposed includes the demolition of the existing units 4, 5, 6, 7, 8, and 10 and the erection of a new purpose built Lidl foodstore.

# The Proposal

Lidl propose to develop a new store at Fallowfield Retail Park, which will feature an attractive glazed frontage and a large car parking area with high quality landscaping. Access to the store will be taken from Birchfields Road.

The new store will extend to 1,920 sq. m gross internal area with a net sales area of 1,256 sq.m. The new store will be supported by a total of 94 parking spaces, including 10 dedicated disabled spaces, 9 parent and child spaces, and 2 electric vehicle charging spaces. The proposal also includes a sub-let unit to replace the existing unit 4.

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

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

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

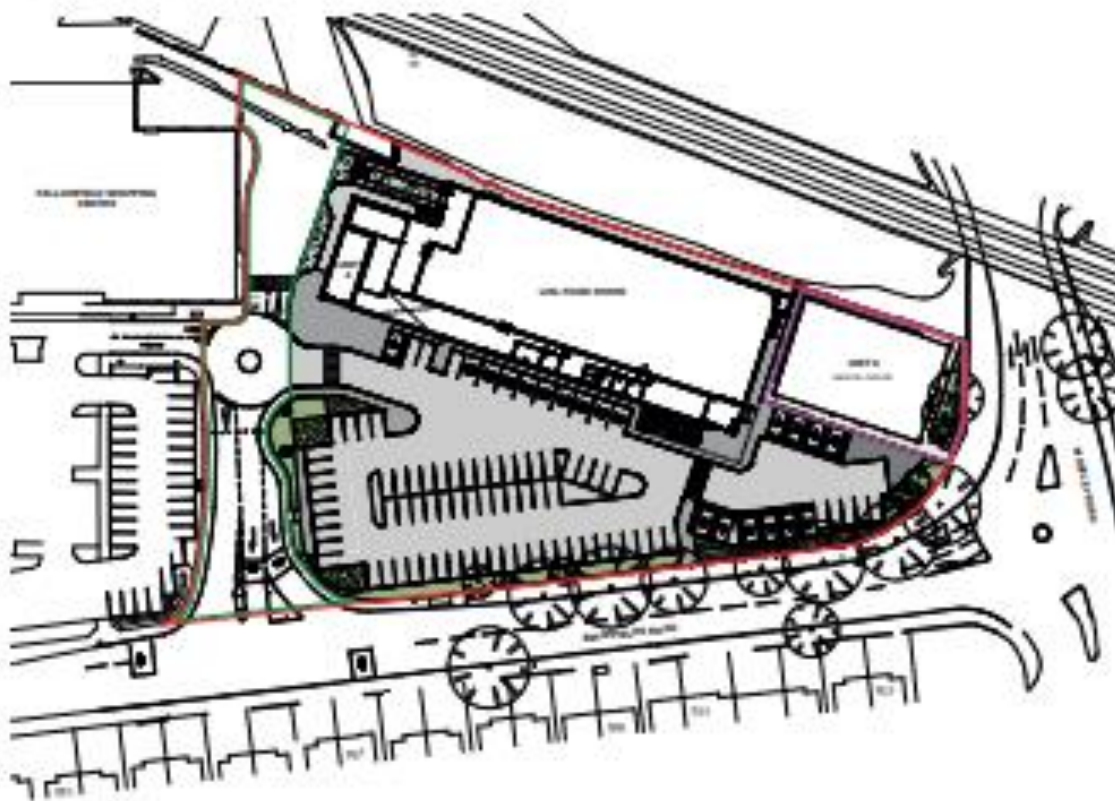
## Benefits of the Proposed Development

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;
- 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; and
- Living Wage Foundation rate for all eligible employees and no zero hours contracts.



## Site Plan



## About Lidl

Lidl GB has experienced continued growth over the years as consumers flock to the supermarket to discover its great value products – more than two thirds of which are British sourced - ranging from quality fruit and vegetables, to premium wines from its much coveted Wine Tour collections. Its ongoing success shows no signs of slowing, with the latest Kantar Worldpanel results highlighting Lidl as the fastest growing supermarket in the UK with an increase in sales year on year and market share of 5.9%.



# 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 Fallowfield Retail Park.

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

<https://tinyurl.com/lidlfallowfield>

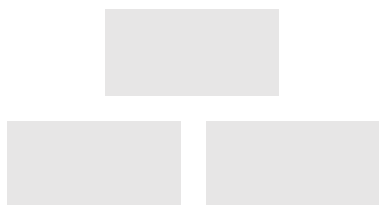


Alternatively, if you do not have access to the internet, you can also provide your comments via telephone by phoning **0161 8176225**.

We would welcome your comments on our new store proposal by **8th January 2021**, 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 January 2021.

# Schedule of Comments and Responses



## Schedule of Comments and Responses

Would love to have this store within walking distance! Other Lidl stores are all too far away to walk to.

Looking forward to smell the bakery 🍞

Open too late, increased noise to my house

There should be ample secure bike parking available, which wasn't mentioned in the proposal. Will you have solar panels on the roof of the store? I also think you should have more electric vehicle charging points - at least 10% of spaces. This would be of value to the local community if used out of hours (there are no charging points locally) as well as encouraging Lidl customers to switch to EVs

I am so happy for this new Lidl and this location because it is near to me .thank for this

how soon can it open? :)

I am really excited about the new store it will be brilliant for locals to have Lidl open nearby and bring more job opportunities . It was awful when Sainsburys closed but Lidl opening is better!

This is a great development. The old Sainsburys that was on this site is misused and Lidl will be a great low cost option.

Can the store have a green roof? The roof is very visible from the railway so would be good marketing for Lidl and would be great for local environment.

It would be easier to have a Lidl close by

This is going to be brilliant for the students of Fallowfields, it's completely take over Sainsburys business.

I am looking forward to my own local Lidl.

I am already so excited to hear the news of opening Lidl in this premises

Good to see Lidl in our area

It would be great to have an easily accessible Lidl close by. Personally, the proposed location would allow me the flexibility to walk to the store for a small shop and the parking spaces would allow me to drive for larger shops. Lidl is my preferred supermarket but I currently shop at Tesco due to location/parking

This would be a welcome addition to the area as well as utilising unused retail space. Also my shopping would be more convenient and quicker

This is a great proposal. The retail centre has struggled to fill the space since Bookbuster closed and Lidl is a perfect replacement. We currently have to go to Stockport or to Longsight and both require the car. We could walk to this location. It is perfectly situated and Lidl gives us more shopping options.

It will improve the supply of high quality low cost food, improving health and the local

Would love a LIDL in fallowfield

Great can't wait 😊👍

Traffic. Simple as that. The store etc. Amazing. No problem with that. Needs something at the retail park. But, traffic. In a normal day as it is one of the worst bottlenecks in Manchester. So what are the considerations on this? How will this be dealt with?

What will happen to Jollies, Barbados and Burger King?

This will be fantastic for the local area and bring some much-needed footfall to Fallowfield Retail Park. I especially support the provision of real living wage jobs for local people. It would be good to see a few more electric car charging points on-site if possible.

I am concerned that the plan does not show any parking facilities for the neighboring Medical Centre. The medical centre provides care to more than 100 patients per day 7 days a week who will need parking spaces as well as staff and of course ambulance access.

Be brilliant - can walk to shop for bakery goods

The retail park would benefit from a Lidl and would become a hub for student shopping in Fallowfield, as Sainsbury's is too expensive.

Amazing plan, much better than travelling to the Longsight store as I live in Fallowfield.

Looks to be a great addition to the area.

Much needed addition and competition in this area which has become very dowdy recently.

This will be a large benefit to this area as it is a little rundown at the moment

There's too many supermarkets around on fallowfield / Burnage This is a very bad junction very busy and I think there is a very bad spot for traffic please do not allow this company to open another supermarket in area .  
Abbas

## Schedule of Comments and Responses

i am a very old fragile local resident and i am very upset to hear that being registered at the medical for the last 10 years and looking at your proposed plan it has caused alot of stress to me as someone of my age group does not find parking easy and is not able to hang around to find a parking spot it is

unnecessary stress and anxiety you are causing for people like myself by reducing the parking for the medical centre as i suffer with alot of anxiety and will struggle i think it is unfair that you have decided to do this - people in the community should be heard and respected because looking at this plan there is a few bays and few parking spaces and that medical centre where i am registered has a walk in centre too and you cannot manage how busy that is evrryday and with ambulances outside all the time and to have the parking reduced you are causing alot of stress for residents like myself. i have hopes that you will definitely cosider my point and increase the Peking space for the medical centre so that people like myself dont struggle.

A lot of Italian food please because is the best one in the world

LOVE IIDL, THE SOONER THE BETTER!

I would very much welcome this addition to our neighbourhood. I would love to shop at Lidl more but there are no convenient stores nearby.

Much needed store. The best news we've heard and wonderful for the area. Cannot wait!

What is happening to Jolly's pet store please? I really don't want to see that closing down :(

Its fantastic news hope prices do not increase to keep it competitive

It will be good for the area especially now that Sainsbury's have gone

A Lidl store is just what this area needs it will be amazing for the community, it's the best news I've had this year, I can't wait for you to open it's going to be so convenient, Thank you 😊

please provide bike parking and encourage sustainable transport

We need a supermarket in this shopping center. Good for lical jobs. Bakery will be very welcome.

Excellent news

Great news! Definitely need more choice to shop locally.

It will be great to have Lidl there

Its a shame to lose existing stores however it would be great to have more choice in food shopping

Welcome the store to area! Ideal spot! It was a shame when Sainsburys left the area. Lidl and Homebargain along with other shops ideal shopping area in one place. Just make sure path way is good for the walkers along side cars. Boost for Burger King and other business. Keep the shared parking.

Will switch to Lidl if it comes.

Much needed for that retail park. Great news.

The area proposed is close to a very busy route into and out of Manchester city centre. I believe that a busy supermarket on that site would cause even further traffic chaos.

Nice one

This will crate more traffic including HGVs. This area has way to much traffic and you should consider minimising car parking space to encourage people to walk and cycle to your store. A large parking area will encourage car use.  
I'd welcome having a good supermarket like this in walking distance from home

I think it is a fantastic location as it will make me use my car less as it will be around the corner from my home and also on my work/ home travel route.

It seems a shame to lose the burger place.

Please ensure the exit traffic lights from the site have significant time during peak periods as currently they are low and cause a bottle neck on the site.

high quality landscaping' is a bit of a stretch but I'm looking forward to the new store being open.

I think this will be a great addition to the local shopping experience. I think the only concern would be improving the crossing from From Kingsway (next to the old Your Housing Group Office).

Extremely welcome and excited about this supermarket

Get it built

## Schedule of Comments and Responses

I liked opening a new branch in Lidl Market because I lived in Sweden, I used to buy more in Lidl

Concern about parking pressure in this area. Would be more supportive if you commit to allow/encourage people driving to the nearby schools that they may park in your carpark

1. Has enough consideration been made to converting the existing building on site in terms of embodied energy rather than applying a standard design? 2. Traffic management needs to be completely reconsidered for this area as the entrance to the site is on a main arterial road and will cause traffic safety issues unless this is properly dealt with

Removing Jolleys will leave very few local pet superstores. I am not in favour of this at all. If possible they would move to another unit on the retail park.

Very excited to have a good Lidl near to us in Levenshulme

Would replace some useless shops there!

Our family is happy to welcome Lidl in our community

I do not approve of one store having a monopoly. The variety of different types of retail stores is preferable and gives a choice to the consumer. In North Burnage (M19), for example Burnage Lane we have lost a number of shops in the last 25 years including the CO-OP and 3 Bychers shops and a large greengrocer and the community is poorer as a result. I cannot support this application for the large LIDL store as it will result in the loss of smaller business and reduce the choices for the shopper.

I would like a Home Bargains in the new unit 4.

This will be most convenient for shopping where I live and will bring some meaning to that part of the area that has been dilapidated since Blockbuster closed. I look forward to it very very much indeed and hope the planning is approved.

Useful redevelopment of run down site which will be of benefit to local community

Look forward to the store opening

Well needed

As it's a very Asian area, a halal range would be supported well, even if it's a small range

Fantastic news and keeping my fingers crossed for this much needed store for Fallowfield

It will make the area look odd

I don't want to lose the other shops in the retail park. There are plenty of other supermarkets in the area, including discount stores such as Iceland. I am concerned you will put the smaller stores out of business. I shop at Barnardos and Jolleys regularly and would rather they stayed than we have another supermarket.

I think it will be great and really enhance that currently underused space. Good luck

Looking forward to a good use of the space at Fallowfield retail park. Jolleys is the only shop I've occasionally used on this side of the development since Blockbuster closed down. I like to go to the current Home Bargains store on the other side of the development so would be nice to be able to do my full shop in one trip rather than a trip to the supermarket and to there.

It will be good for local people to have a local in walking distance and for big shop car parking space when you only need top ups it's nice to walk to a good shop that meets your needs our nearest Lidl is in Longsight and isn't as easy to park there and much too far just for midweek top ups

Lidl will provide cheap and good quality food.

Lidl will provide good quality food

The best thing that can happen ☑

There is absolutely a demand for a Lidl in this location. Fallowfield is a huge student area but the only large supermarket within walking distance is Sainsbury's which is very expensive. When I have time I often get the bus to Lidl for my weekly shop however in busy term time periods I have no choice but to go to Sainsbury's. If there was a Lidl in the area it would be my supermarket of choice everytime.

I think this will be an excellent addition to the area as Sainsbury's is too expensive

Good to see a new unit being built on the site because the current building is tired. Sad to see the large Barnardo's shop go because it serves the community. Knowing that Lidl are a Living Wage employer makes me more likely to shop there. The plans look good but not clear whether there will be cycle parking, and it would be nice if there was some tree planted/landscaping.

Please provide cycle parking; many people in this area travel by bike. I'd be much less likely to shop here if I couldn't safely park my bike.

A Lidl would be useful but I will miss the shops that are replacing. Barnardos is a bit of a social hub used by many for recycling, finding cheap items benefiting the Barnardos charity. The pet shop is well used and near good parking for heavy items. Burger King provides a cafe to sit down and

## Schedule of Comments and Responses

food either take away or eat in. Also it provides much needed toilets for the area. I would hope some sort of reasonably priced coffee shop and toilets will be provided by the new build.

It will be very convenient for me as it will be very near me

Yes, super excited for this development to the area! This Lidl would be much more accessible than the nearest wilmslow rd/oxford rd location. Much much more useful than the current stores present at this unit. I fully support this development!!

I am so happy that it will be a new Lidl near mine

We need a Lidl here asap as in Moseley road 120-140 there is nothing close or having good prices like Lidl

I'm all for variety and jobs but not for one supermarket to determine the prices, products and jobs for people

More choice

Will the new site have customer cycle racks? Preferably sheltered? The site plan shows no additional tree planting on site, can this be considered? Birchfields and Mosely Road have terrible pedestrian crossings. Will Lidl petition the council to improve pedestrian access; pelican crossings, traffic islands, reduced flooding on the road? This would ingratiate Lidl, and give better public support, as well as increased footfall. What 'Green' attributes are there to this development? Please let there be some; permeable asphalt, promotion of walking and cycling, tree planting.

This will be an excellent addition to Levenshulme's regeneration

It would be good for the area!

A new bigger Lidl would be a good asset to the area.

Please ensure the building has plenty of trees and is attractive/fits in with local vernacular.

Very keen to have a good bakery nearby

Your publicity makes no mention of the arrangements (if any) for relocation of the existing stores on the site which is more than disappointing as Jollyes and Barnardos are popular shops. Not a great start.

Great idea. Good as well as there not many big shops within walking distance. And Lidl is the best.

I am concerned about increase of traffic. Coming off the mini roundabout on Moseley road up Birchfield road the right turn into the retail park is poor. The road isn't exactly wide enough for 2 lanes of traffic and I have experienced many a poorly placed car in the junction which causes a problem with traffic build up. Coming the other direction, the left turn into the retail park, this road is 2 lanes but a bus lane for the majority, stopping only a few of car lengths before the junction Birchfield is a main route in and out of Manchester for this area and traffic is bad enough. How will you be able to address this issue?

This is really good for the area. I do think improving pedestrian crossings on the A34 (especially on the roundabouts) would be required to ensure the store is safely accessible on foot.

Exciting opportunity for local community and it's about time something is being proposed for the site, Blockbuster has been shut for years!

What will happen to the medical centre? Will Jollyes be relocated on the shopping site?

Put space for bike racks in the car park please.

What will happen to the NHS walk in in that location? Where will it move to or will it stay there

Really excited to see Lidl open in my area.

It will be a walking distance from my house.....so I will welcome this investment as it will also benefit the residents around the area.

I would love a Lidl in this location. Fallowfield is distinctly lacking in affordable supermarkets - the Sainsbury's on Wilmslow road is so expensive.

As a student living in Fallowfield this would be really useful!! The cost of my weekly shop would decrease greatly!!

Seems a very good idea - for students who want a discount store this will be closest and most convenient option in Fallowfield.

I have no major objection to the location of the store, but I do have concerns about some of the details, so I am not sure if I am going to object to planning permission. I think the store should use the existing buildings and I object to the demolition of these, which are quite new. They were built to be in keeping with the style of the houses across the road. What you are proposing is a ugly box that is out of keeping with the buildings in the area. Also, there is no point in building this store if the proposals for HS2 in this area are not stopped. Local residents will fight HS2 with everything they can. If you join this fight you will get support from local residents. If you don't you will not get support.

seems like a great idea, easy to walk to from my house

Good development for the local area

Delighted to have a Lidl near us

## Schedule of Comments and Responses

I would support this plan providing that Lidl approach the teams in the units in which Lidl will be replacing (e.g. Pizza Hut and Jollyes Petfood Superstore) offering them job roles that will be available once the store opens

I would like the store to include toilet and nappy changing facility. If this is opened it would be walking distance to where I live but having toilet facilities would help as I have young children. Otherwise the nearest supermarket with toilet facilities is Sainsbury's or Asda.

Think strongly it will ruin the look of the environment also there is plenty of food choiced locally and not much further away by walking , lots and also easy bus rides/ cycling, also much three supermarkets largish at least in the near vicinity and even more including Lidl not much further away .

I'm a patient at Hawthorne Medical Practice. I very much support the proposal for a new LIDL store at this location. It will bring more to the area than the current derelict former 'Blockbuster' unit and the Burger King drive thru so I support demolishing those units. This new LIDL store will enhance the local shopping offer and I look forward to using the store when it opens.

What is going to happen to Jollyes? The staff there are completely unaware of any plans and havent had any notification. The store has been located here for 20 years and many loyal customers, including myself, are also in the dark about what is happening with them. I think its terrible that Lidl are at this stage of planning without the current occupiers of the unit having a clue what is going on. This is disappointing Lidl!

I live around the corner from the proposed site and it would be brilliant for us, I wouldn't have to drive to shop and do it would reduce my car use. I would also be pleased to see the site used as it looks abandoned at the moment.

Having a Lidl so close would also reduce our food bill - it would be great to have somewhere reasonably priced to buy essentials within walking distance.

Er.....isn't there an HS2 access building planned for this site ??

While I am looking forward to the addition of a new Lidl store in the area, I will be sad to see Jolleyes go

Leave Burger King in place. Let them keep the tiny footprint they have on that site.

Traffic chaos on an already over congested junction. A Lidl store is less than 2 miles away in neighbouring Lonsight, is this really needed?

What impact will this have on the doctors surgery? What consultation has there bern with HS2 regarding the proposed vent shaft?ft

Would be over the moon for a local Lidl

Traffic congestion on birchfiields rd is bad at rush hour and the amount of extra traffic would make public transport late and unreliable.as it already gets delayed as it is

Be good for the people around there

The Fallowfield retail park is dismal. It really needs something like a new supermarket.

I think it would be a fantastic idea as at the moment the area looks deserted and rubbish, all you really have there is home bargains and Iceland and with the spare shop next door to Iceland's you could put jolly's there.

I would shop there if planning was granted.

good for locals, creates jobs etc.

This new store would be a great addition to fallowfield as it doesn't have many large supermarkets

Great soo er the better

I think that having a Lidl store in the area will be of added benefit to the local residents.

My only concern is the traffic in the area is already a bit of a bottle neck will the extra just add to the already pollution in the area

I think it will be good for local people including myself and would benefit the area providing more shopping choices and create jobs for people.

It would be a great addition to this underused rundown retail park for local residents & create jobs

love the bakery open lidl asap

Will be great to have a local Lidl at last and to create jobs for the local community.

What will happen to jollyes? I use tbat pey shop a lot, and if it id goibg to completely disappear then i am Strongly Aginst another bloody supermarket. I dont care how "state of the art" itclaims to be.

There doesn't appear to be any provision for cycle parking - it isn't mentioned and nothing is obvious on the plan. This isn't acceptable. There needs to be good quality provision close to the main entrance to encourage people to use active travel to get to the store, rather than driving a short distance. The Fallowfield Loop cycleway is close by.

What about the people who already have jobs in that site, also what about the pet shopmwhich is the only one in or ur area

## Schedule of Comments and Responses

What provision is being made for the relocation of the existing businesses that would be demolished? I am not adverse in principle to this development, however, as a regular user of the existing businesses I would not want to lose them.

I would welcome a new Lidl but only if the other stores on the proposed area can be relocated locally, especially Jolleys as there is no other dedicated pet shop close by..

It will be an excellent addition to the area.  
Lidl is the best supermarket

Traffic congestion enough already around there . Already a lidl nearby

Half of the Birchfields site isn't being utilised especially since blockbuster closed in 2013,Burkey king is very rarely busy,so I welcome lidl

THIS IS EXACTLY WHAT THE AREA NEEDS THAT SITE AS BEEN LACKING SINCE BLOCKBUSTER WENT PLUS IT WILL CREATE MUCH NEEDED EMPLOYMENT IN THE AREA

No need for another supermarket, especially on that terrible junction

The retail centre has had vacant buildings for years and it is becoming derelict. A new supermarket would give the area a much needed new lease of life

Would be advantageous as lots of families in this area, also students on low income .Lidl is good value for money .The benefit of creating new jobs is great too.

Too close to a school not much parking there anyway so if you open a store will be much worse not parking but for the children

Too many supermarkets leave existing retailers alone

Seems a bit much with Jolleys and Burger King going, as a family we use both. The cost of premises elsewhere sadly would be much more

There has been need of a supermarket there since Sainsbury's closed , even though the home bargains is great the Iceland is dire and the elderly residents have no option to pay their extortionate prices . Can't wait for it to open, good luck

Already traffic jams in that road. I think Lidl would make it worse. Also I go to Barnardos and Jolleys stores regularly and most emphatically don't want to lose them..

Very happy

I will be happy if Lidl opens in Fallowfield

There could be an extra build up of traffic - it might be wise to get the council to replace/add a right turn filter to avoid extra traffic build up to the roundabouts.

When I have the time to spare I shop at Lidl Stockport rather than Tesco as the Lidl Longsight store is dated and the area is a nightmare to drive through. I am very local to Birchfields and look forward to having a new Lidl store that I can shop at for my weekly and top up shops.

Please can you put substantial secure cycle parking near the front of the store. It will seriously benefit users ( many students) and the store sales too as it is on the border of a low traffic neighbourhood and near a massive cycle cafe. ( Station South) in Levenshulme. It would be a missed opportunity.

We regularly use Jolleys pet shop and would be disappointed if this was taken over by Lidl. If it was just the rest of the space I would be happier

Lidl not needed Jolleys is the only pet store for miles and anyone without a car will really struggle. It will hardly be a retail park with just a Lidl and a home bargains store. The area needs more choice not less. Please let us keep our pet store

I work in the Fallow Field Barnardos and could lose my job, I love my job and all our customers love our shop, we are the busiest shop in the UK and would be so damaging for our charity.

I volunteer in the Barnardos store currently on the site. This store is vital, not only for the charity as it is one of their highest earning stores, but to the local people. Many people use the store to buy clothes and shoes that they would otherwise not be able to afford. The local area has many families living in poverty. The shop is also used as a hub for meeting/speaking to people by many older people or those with mental health issues. I myself volunteer at the shop to help with my ongoing battle with poor mental health. There is also the 4 paid members of staff that would lose their jobs. The development offers the food that people need in the local area from Home Bargains and Iceland. We do not need another food retailer. Also the traffic in and out of the retail park is bad enough at peak times. This would only make it worse.

There are already two Lidl supermarkets close by at Stanley Grove and Wilmslow Park. Is it really necessary to have yet another within a five minute drive? They say they are providing 40 jobs but what about the job losses caused to the businesses already occupying those buildings? Also isn't the land on the other side of Birchfields Park earmarked for HS2? It seems Birchfields Park won't be much of a shopping area anymore just a Lidl and a giant air vent. The character of the area will be totally changed and the shops we like to go to will be gone

When did you let the businesses & charity that you are going to demolish their workplace? These selection of stores complement each other greatly and "feed" each other business. In an area with a lot of poverty the charity shop is seen as not just a shop but also a community hub where people can meet and chat and ease their mental and physical health worries. To displace several shops and staff without fore warning is silly and does not look good for Lidl. The demographics of the area with people on low income and struggling Barnardos helps them and how are Lidl going to help?

## Schedule of Comments and Responses

It would be great to see another Lidl store within easy reach of south Manchester. It would also revitalise a tired area of fallowfield.

We do not support the plans for this store as we regularly use the Barnardos charity shop as it's a large charity shop with furniture and lots of choice at cheaper prices than other charity shops. We do not support the idea that a large multi national retailer will displace a national charity shop.

It would be a shame to remove smaller businesses to make way for a big business. Especially in the current climate. That makes me a bit uncomfortable as what would happen to the staff at Jolleys or the staff at the charity shop for example?

We have needed a branch of Lidl in this area for years. Aldi is great but they don't have a bakery in the Burnage and Didsbury stores. I have to go to Cheadle Heath for my low gi cob and croissants. Or get a friend in Tameside to bring for me. The new Lidl will bring some life back to the Birchfields shopping area.

I live on Burnside Drive, Burnage. This new development gives me more choice and makes it easier for me to do my shopping as it is within walking distance.

I'm excited with the prospect of Lidl opening close to my residence. I believe it's a positive step forward

I feel like it will add to the area

Lidl's presence in the Fallowfield Shopping Centre would not only rejuvenate retail units unused for almost a decade, but also bring long needed alternatives for grocery shopping to the area - fully support the proposal

After moving to Fallowfield last year I am now further away from my regular Lidl so end up shopping mainly at Sainsbury's and Home Bargains or online shopping at ASDA & Tesco's. I am very pleased to have a LIDL close again.

what happens to the business already established on this site

Amazing it will freshen up the area and be useful for a lot of students who rely on Sainsbury's which is too expensive

It would be great to have a store right near our house.

We have plenty of supermarkets in the area including a Lidl. No need for more. Plus the removal of a needed pet supplies store and a large charity outlet to make way for the new build.

Amazing for students in this area

Only if jolly's is kept

Could you please ensure there is ample cycle parking on site? This Lidl is on the edge of a new active neighbourhood that is encouraging walking and cycling and if you provide this you could service the entirety of Levenshulme which is a maximum 15 minute bike ride away. We'd love to be able to cycle to your store easily!



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