

Comments for Planning Application 135647/FO/2022

Application Summary

Application Number: 135647/FO/2022

Address: 550 Mauldeth Road West Manchester M21 7AA

Proposal: Erection of a new Lidl foodstore (Use Class E) with associated car parking and landscaping

Case Officer: Jennifer Connor

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I have some sympathy for the need for a low cost supermarket serving the Arrowfield and Merseybank estates, I do not consider this application acceptable because:

(i) its location, situated between two High Schools is inappropriate. The schools work hard to keep The hundreds of young people attending the schools safe, and the presence of the supermarket on this site will jeopardise these attempts.

(ii) its location will worsen traffic chaos on Nell lane. By their own admission Lidl expect traffic to increase up to 200 cars an hour on Nell Lane. The accident report in this application refers only to the junction with Mauldeth rd. This is not acceptable as the increased traffic will coalesce on Nell Lane/St Werburgh's and Sandy Lane. It is on these roads that accidents happen. The increased traffic will be a threat to both pedestrians and cyclists, many of whom are children attending the nearby schools (not all of which were mentioned by Lidl in the planning application, which makes me think there has not been sufficient consideration of the site. Loreto High School was not considered, as far as I could see in any of the papers).

(iii) if the development is to go ahead there will need to be far greater changes to the junction with Mauldeth rd to accommodate the cars going in and out of the car park - I do not see why an entrance could not be placed on Mauldeth Rd itself, rather than Nell Lane.

(iv) If the development is to go ahead, then the provision of 80+ car parking spaces is excessive and will exacerbate traffic problems, particularly on Nell Lane. The Lidl consultants told me during the consultation that their business model rests on a customer base within a radius of 5 minutes drive. At a time of climate emergency I think that Lidl could come up with far more creative

solutions to shopping patterns that do not rely on weekly shops. The fact that some respondents to the consultation said that this is how they shop is not surprising, when supermarkets are designed for car travel. I recommend that the number of car parking spaces is reduced considerably and the land used for landscaping, including a rain garden. Much is made in the application of public transport links, which are good; there are bicycle hire schemes, including cargo bike hire, locally; Chorlton Bike deliveries offer a service transporting goods to people's homes. I see no attempt by Lidl to include these services in their plans.

(v) there is inadequate sympathy with the Grade II listed Hough End Hall. Despite Lidl saying they have picked out architectural features and included them in their building design, I see no attempt to pick out one of the most central features of the Hall - itself one of the first Elizabethan brick buildings - that is the diamond pattern of brickwork. I do appreciate the increased sight lines to the Hall provided in the planning application, but this is not sufficient to set off the Hall, which has suffered from inappropriate developments surrounding it since the 1960s.

In sum this is an inappropriate site for the supermarket and I hope the Committee will make a site visit to see for themselves the problems that will be caused.