

# 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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I consider that the location of the proposed foodstore would detract from the viability and vitality of Chorlton District Centre and other local centres. The submitted Retail Appraisal demonstrates that there would be significant displacement of trade from existing stores in those centres. Moreover, I question the assumption in the submitted sequential test that the upcoming redevelopment of Chorlton Precinct can be dismissed as a store location because it will not be available in the next few years; the successful redevelopment of the Precinct is vital to the future of the Centre and the development of the proposed out-of-centre foodstore will significantly reduce the scope for attracting an anchor store to the redevelopment.

The proposed location, by a busy crossroad and close to four schools, is an inappropriate location for a new foodstore. The additional traffic and turning movements generated would be a hazard to pedestrian safety in the area.

The proposed site layout is dominated by car parking, with little meaningful soft landscaping. Given that the submitted Transport Assessment forecasts peak parking demand to be 67 spaces, the proposed 85 spaces is clearly excessive. The number of spaces provided could be significantly reduced, allowing space for meaningful site landscaping, including Sustainable Urban Drainage.

The submitted energy and sustainability statement dismisses the installation of photovoltaic panels as having not been deemed necessary on this store. A flat roofed building in this location is an ideal location for photovoltaics and they should be installed as a matter of principle.