

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: This site should be used for housing given its proximity to public transport (bus and tram), Chorlton Park, Hough End and the Fallowfield Loop. The re-development of Chorlton Precinct is long planned and this is where a supermarket such as this should be positioned. This would draw people into Chorlton centre and enable people to utilise other shops rather than in this proposed position, isolated from other shopping locations and likely requiring the majority of customers to drive given its location and size of car park. It is a waste of land in this area to have a surface car park when housing, particularly in Chorlton, is in such short supply.

The extra car journeys that will be created by the addition of this supermarket will have a substantial impact on the people living in and around Sandy Lane. This area has already been identified as being suitable for a Low Traffic Network (LTN) prior to a supermarket in the vicinity, but this has been 'paused' whilst an assessment of the impact of the implementation of the shortly-to-be-completed Bee Network is assessed. Sandy Lane and St Anne's Road are already impacted heavily by people avoiding traffic lights in the centre of Chorlton and the changes coming to the road junctions when the Bee Network is finished have not yet been measured. It is not the time to place many additional car journeys on streets that have already been recognised as requiring calming when new layouts have not been implemented and the LTN has been paused to assess those impacts.

The additional journeys created by this plan will add to heavy congestion created by the parents dropping off children at Chorlton High, Chorlton Primary and Loreto High Schools which should be a consideration for this application.

Also, given the embedded carbon held in the structure of the current building, a priority should be for the building to be re-used and not simply demolished. It could be converted to apartments and the car park used for new-build housing. This would be a substantially more environmentally aware option.

As a minimum, given the location and proximity to public transport, open green space, the location, the developer should have included housing above the supermarket. It should not be acceptable for such a site to be so poorly underused with simply a supermarket and car park on it. This is the wrong development, at the wrong location at the wrong time. Chorlton Precinct should house this supermarket and this site should be housing.