

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 would like to submit an objection to the LIDL store with particular reference to the location of the proposed site based on the following issues:

1 - Additional Traffic Impact

The store will attract customers not already using the immediate access roads.

Lidl suggests that 65% of customers will be those taking new and diverted routes. The predicted numbers of additional vehicles on the road at rush hour it says will be 200+ However currently the rush hour here already see's long tailbacks and trailing traffic queues on Nell Lane, St Werburghs Road and with sometimes gridlock conditions on Sandylane.

Additional traffic increases of the scale will not be sustainable.

It is already noted by the local council that these roads are dangerous.

As a local resident I can be witness to the fact that outside of rush hour drivers regularly exceed the 20mph limit, overtake vehicles both at the crossing island and at the zebra crossing outside the school, run red lights. It is a problem area earmarked by the council and adding more traffic into the area will increase the problems we face.

2 - Proximity to Schools

The planning assumes that the additional traffic will have little impact however

- The site is located between 3 large high schools and 1 large primary school - so its clear the store is being suggested inappropriately in an unusually busy school corridor where thousands of children commute by bike or on foot and without any adult escort. The additional traffic is therefore unacceptable.

- The proposed Lidl store access road is located within 40 yards of Chorlton High Schools main

pedestrian entrance which presents an immediate and unthinkable danger to the huge student population of Chorlton High School, as well as those children walking or cycling en-route to the other schools.

- The proposal of a right hand filter lane at this main entrance just yards away from the CHS pedestrian entrance only serves to add to the complexity of road crossing for the students, creating two lanes of traffic.
- There is already difficult crossings at Mauldeth road with tram lines to consider and double lanes. Adding further complexities and higher volumes of traffic in an area that has already seen accidents is not acceptable.
- The additional traffic will create increased congestion issues creating confusion and difficult roads and sightlines for school children to navigate through.
- There seems to be no consideration made to the effect of the demolition on the school. Air quality / Noise / Disruption.
- There seems to be no consideration for how Lidl plans to manage the very possible large numbers of school children post school descending on the store for snacks - and the possible effects of litter created in our park and on our roads.

3 - Affects on local Community

The position of the store does not support the development of Chorlton town centre. Taking shoppers away from the centre.

The position of the store is actually quite poorly served by bus routes - meaning most journeys will be made by car - the information here is misleading. Most connecting bus routes are on Barlow moor or Wilbraham road.

It is on the outskirts of Chorlton and quite a long way to walk with heavy bags - meaning most local journeys will be made by car.

The information provided is misleading.

It is next to a community park and playground.

Increased traffic presents not only road safety issues for access to the park but also air quality

3 - Airquality

With standing traffic at key rush hour / school commute times with hundreds of children walking to school. The increase of additional vehicles at this time will surely act negatively on the air quality. The information provided does not seem clear. The testing should be done at rush hour and the projected additional impact of traffic added to it.

As a local resident in close proximity to the proposed store/site I am very aware of the real issues and challenges of the location and believe that this is not a suitable location.

The store might be better placed centrally in Chorlton where all of chorlton can access and where bus routes, trams and car parking facilities are all good.

thank you