

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: I strongly object to this application, primarily due to the obvious increase in traffic, which has not been assessed by the traffic assessment, the associated environmental and safety issues and impact to local businesses.

Within the last 18 months there has been a consultation between residents of Sandy Lane, Nell lane, and the various roads leading from both. This was held due to the already untenable position of the traffic on Sandy lane, which brings the road to a standstill, causes significant damage to the vehicles, environmental damage where car fumes can be smelled inside homes due to the traffic standstill and safety issues with cars already mounting pavement in excess of 20 miles an hour in order to get through quicker.

The result of this consultation was overwhelming support to make Sandy lane into a cul-de-sac with the use of planters, which the council accepted and then made a U-Turn, which in light of this application, is extremely suspect.

The traffic impact report from Lidl does not even cover Sandy lane, which in light of the current issues and being one of the closest residential roads to the proposed site, would suggest that this is deliberate.

The only reference is the use of the 'car club' and using Sandy lane as a route, therefore increasing the traffic on Sandy lane, but not using Sandy lane in any part of the analysis, and obvious hole in the report.

The base information for the report is also extremely poorly generated. It is taken in June, so

doesn't consider the winter increase in traffic. The report uses 16.00 as the cut off for peak traffic analysis; this is before rush hour, so an illogical choice for a cut off as it is before the traffic peak. The commencement of the analysis also misses the morning peak of not only missing rush hour, but the peak of parents dropping children off at school prior to going to work. So, while the report is painting the predicted Rosie picture, there are too many holes for it to be a valid report to assess true impact.

There are already five supermarkets (Morrisons, Tesco extra, two co-ops, M&S food) within the area and within walking distance and three local shops within the immediate vicinity. The impact on the latter is far more of a concern.