

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 write to express my comments in relation to the planning application number 135647/FO/2022 for the proposed creation of a new Lidl foodstore with 85 car parking spaces. The proposed store is anticipated to have weekly opening hours totalling 105 hours including 16 hour days Monday to Saturday and 9 hours on Sundays.

Throughout the consultation period this store has been pitched as a store for local people offering a cheaper alternative. The focus has been on people who were unable to travel to other discount/value stores further away, hence it would be used by local people walking or cycling to use it for their weekly groceries.

How many people, percentage wise, do their weekly shopping on foot or by bicycle? Percentage wise, how many customers of Lidl stores travel by foot and by bicycle as opposed to travelling by car? The travel plan annexed to the application concedes that 'the main emphasis will be on journeys made by employees as it is hard to influence the general public, particularly on journeys involving the carriage of heavy or bulky goods'. That appears to be acknowledged by the fact that there are 85 car parking spaces and yet only 10 spaces allocated for cycles. This despite the sales pitch that by supporting the application was a vote for the healthy options of walking and cycling and cleaner air over that of car usage, increased congestion and a lowering of air quality.

The fact is that the overwhelming number of visitors will be those travelling by car. At this stage it is important to remind the Council that this is an area that houses 3 high schools and a large primary school all within 0.2 miles of the proposed site. Of course, these are educational facilities which benefit the community. However, they do generate a considerable volume of traffic in the local areas on main roads such as Mauldeth Road West, Barlow Moor Road, Nell Lane and St.

Werburchs Rd. In addition, the knock on effect on roads such as Sandy Lane, where i reside, can be witnessed on a daily basis. This former residential road has become a cut through or a 'rat run' where commuters attempt to circumvent the main artery roads. Inconsiderate driving, irate drivers, use of horns, and industrial language have become commonplace as drivers fail to recognise that, in fact, such roads weren't built for such volume and that, factoring in bottlenecks and poor driving, these routes are rarely quicker. Granting planning for a large supermarket within 0.2 miles will compound the issue and be tantamount to negligence of duty. This is a route that has recently been considered for closure to through traffic using planters in order to reduce traffic, encouraging people to use bicycles and walk, improve air quality and road safety. The proposal was declined despite considerable local support. That decision together with granting planning for this application would hardly suggest the Council is truly committed to its' own clean air policies. Has consideration been given to surrounding streets such as Sandy Lane? Will the proposed closure be reappraised alongside this application in light of the increased traffic?

The area already has people parking cars for a public park, a local gym as well as the nearby St. Werburghs Rd tram stop. Will resident parking permit and restrictions be considered in light of increased overflow parking?

Given the acceptance that people conducting a weekly shop will travel by car, would it make a great difference if they travel to pre existing local stores? For instance, there are 2 Lidl stores within approximately 2 miles in Stretford and Didsbury and Aldi has 4 stores within 2 miles in Whalley Range, Old Trafford, Stretford and Didsbury. Furthermore, there are Home Bargains, Tesco, Morrisons all within 2 miles.

The reports suggest deliveries to take place between 07:30 and 20.00. This is a 12.5 hour period, and yet, only 1 delivery is anticipated per day. This seems a wide window for a single delivery. Is there a commitment that HGV's will not utilise roads such as Sandy Lane?

The proposed opening hours are considerable for what is essentially a supermarket within a residential area. This will bring considerable traffic outside of the usual peak school/ commuter hours. Increasing levels of traffic bring into question road safety, and air quality particularly with several local schools and a nearby park. Nell Lane/St Werburghs is already extremely busy as acknowledged by the 20mph speed limit and traffic calming measures. These are largely ignored and this will become worse if planning is allowed. Will speed cameras be placed to enforce such measures?

All the modelling and surveys provided at the behest of Lidl appear to suggest that this will have a negligible impact on air quality, traffic, environment. I remain sceptical given the proposed hours, parking allocation, anticipated traffic volume increase.

Overall, it must be questioned what benefit this store will bring to people's lives and the local area. Increased traffic, poorer air quality, impact on independent shops and increased litter in the local park. Some legacy that is.

What commitment does Manchester City Council have towards air quality and its' residents?
Thousands of additional cars are to be anticipated in an already congested area next to a residential area that was only recently subject to cycle lane proposals. The site would be much better served as an extension of the park via a footbridge allowing an area in front of Hough End Hall to be exposed and put to better usage. This would go some way to writing the wrongs of previous planning disasters of previous generations, namely allowing Mauldeth and Lowry House to be built hiding a beautiful and historic listed building.

Yours sincerely

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