

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:1) The proposed store is near a large housing estate (Arrowfield Rd) with no supermarket within easy walking distance other than a small independent store and a small co-op. It could therefore fulfil a local need.

2) However, it is clear from the application and verbal information supplied by Lidl at the consultation sessions that the proposed catchment is wider. This will entail more local traffic. The traffic survey data indicated that this would mean a peak flow of some 200 cars per hour on St Werburgh's Road. The area has four schools close by, one of them a primary school. The additional traffic will be detrimental to schoolchildren and to the parents of the younger children, who overwhelmingly walk to school, hundreds of them along that route.

3) The proposal includes an excessive parking provision. This is not consistent with Manchester's transport hierarchy and its new policy for active travel. I submit that should the development go ahead, there should be no more than 15 parking places and that Lidl operate a home delivery service, using low carbon transport such as electric cargo bikes. Local shoppers should be encouraged to walk or cycle to the store. Shopping trolleys could be made available for loan or purchase by the store. Radically reducing the number of parking spaces would also free land for plantings and other nature-friendly provision, helping the developer to meet the requirement for biodiversity net gain.

4) The proposed vehicular access arrangements to the site are inappropriate and will cause congestion and danger at the Nell Lane/Mauldeth Rd W. junction. The proposed site entrance is very close to the junction on the narrow stretch of Nell Lane by the park and Chorlton High school's entrance. The additional vehicular traffic will add to a junction that is already very busy, especially at school start and finish times. Manchester is experimenting with school zones - there is a pilot already in Chorlton. When this programme is rolled out, as it will inevitably be in time, to all schools, then that will impose a constraint on the proposed store, although other forms of

access will be possible.

5) The demolition of the existing eyesore office block, so close to a heritage building, Hough End Hall, is to be welcomed, but its replacement by an industrial shed type of construction would be a lost opportunity. The design should be re-thought, to be more in keeping with the Hall.

6) The energy conservation proposals in the plan appear to be sound and are to be welcomed. However, the opportunity to be more self-sufficient in electricity via solar panels has been dismissed without clear justification.

Conclusion.

I object to this proposal on the grounds of its traffic and road safety impact. This could be mitigated with an imaginative approach to local distribution and provisioning, an opportunity for real environmental and social leadership for the company and the city.