

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: Nell Lane/ St Werburgh's Road is a key active travel route with tram access at the St Werburgh's Road stop, entrances to Chorlton Park, access to the National Cycle Route 6 (the Fallowfield Loop) as well as being the site of the local high school. However, it is already a very busy rat-run for motorists seeking to avoid the centre of Chorlton and this will only become worse once the no-right turn is enacted at Chorlton Cross and additional traffic is routed via this road. Lidl's own transport assessment estimates that the development will generate an additional 30+ vehicles per hour at weekday morning peak and 60+ at weekday PM peak. More than 50% of these journeys will be via Nell Lane/ St Werburgh's Road at times at which Lidl identify there will be a considerable number of school children on the road accessing the Chorlton High Site.

In spite of this, the existing 20mph speed limit is poorly enforced and there have been numerous accidents over the last five years (5 accidents per the Crashmap website over the period 2017 to 2021 - 3 slight and 2 serious). This data does not include an additional recent accident at the junction of Nell Lane and Sandy Lane which occurred 12th January 2023 or any data from 2022. In order to maximise the benefits of the site's location in relation to active travel as well as the role the route plays as an active travel corridor, it should be ensured that the pedestrian and cycling environment is designed to be as safe, convenient and attractive as possible, so as not to discourage people from accessing the site on foot or by bicycle.

Urgent consideration therefore needs to be given to measures which both effectively slow down the cars, vans and lorries using Nell Lane/ St Werburgh's Road and discourage further additional traffic on the road. This needs to include regular road width restrictions the length of the road, more regular road humps/ speed cushions (there currently aren't any towards the junction with Wilbraham Road), improved signage (including interactive signs), improved opportunities for

pedestrians to cross the road (again particularly towards Wilbraham Road where traffic is typically fast moving but where there are currently no traffic islands or pedestrian crossings).

Whilst the proposed development could bring cheaper food to local people, it should also be a catalyst to address wider safety issues and to support active travel beyond the centre of Chorlton and the new cycle way. It should not be allowed to make them worse.