

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: We received a letter about the application just before Christmas with very little time to reply. I was also unable to attend the open evening at the High school and do consider that the opportunities to comment on this proposal quite limited.

There are two grounds to my objection. The shortfalls are common to most planning applications submitted and usually approved by the council.

1. Unsustainable drainage. I believe Manchester city council has a policy on Sustainable Drainage Systems (SUDs) but it rarely seems to be applied. In this case although page ii of the Phase II Geo-Environmental Assessment Report states that drainage to soakaway is considered potentially suitable for the site, the Drainage Strategy document itself dismisses SUDs due to infiltration not being viable and an unsustainable drainage proposal comprising of an attenuation tank and direct connection to UU's sewer is proposed. Even if infiltration was not viable there are many other SUDs solutions that could be delivered on the site (rainwater harvesting, green roofs, permeable surfaces, swales, ponds, wetlands). As well as reducing the run off into UU's already overloaded sewer these would also deliver biodiversity benefits.

2. The application has not demonstrated how the development would deliver at least a 10 % increase in biodiversity net gain.

The development provides a great opportunity to deliver sustainable drainage and biodiversity benefits but as it stands the proposal falls short on both counts.



