

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: Having read the planning application and supporting details, I disagree with the narrative and assumptions made in the 'Statement for Community Involvement' (SCI). The quote 'the vast majority of respondents are happy with the proposed development' is untrue and misleading!

Not all local residents are happy and a significant portion of them have identified relevant, important and negative impacts the development will have on the local area and environment as noted in Appendix 3 (font 4) of the SCI provided by Rapley's. Not all of these have been addressed in any of the planning (and supporting) documents.

Car traffic will undoubtedly increase in the local vicinity and children's safety from the local schools will definitely be impacted. More traffic will create poorer air quality and block up local traffic and roads. It doesn't matter how big you make the road, more vehicles (including delivery trucks) will come to the area! For a report to say that by 2028 the peak number of cars parking in the supermarkets parking area will be 57 is ridiculous - so if cars begin to exceed the space demand what will MCC planning and highways do?

My question is: What mitigation strategies will be put in place should issues arise with blocked roads, poor traffic management and/or an increase of poor air quality outside the targets highlighted in the planning reports?

The standard planning report recommendations (which are often regurgitated from other reports) do not answer this question, they merely reflect academic data and a distorted reality that everything will be okay. Having lived in Chorlton and in the Sandy lane area for 50 years I think I'm qualified to know what will happen to the roads at what time of day and what impact this will

have on the local community.

To be clear, I'm not saying that utilising a disused piece of land is a bad idea. On the contrary, I think reappropriating the land for a medium size supermarket will support local employment and the economy. However, you have to satisfy local residents and the community that you will not negatively impact the surrounding area and I do not think all the standard reports required by planning have answered those emotive questions asked by residents and neighbours.

For reference and as a reminder I have extracted some quotes, only from page 1 of the 18 pages of responses from the consultation which I do not think have been answered yet: 1. How will the additional traffic be managed? 2. It's a complete disgrace that we find out about the event on 22nd September less than 48 hours prior to an event from a third party. It's hardly raising awareness about the proposals and ability to comment in a transparent way. 3. The roads in this area are busy, dangerous and congested, as well as polluting and detrimental to the walking and cycling infrastructure. You don't stop a fire by throwing gasoline on it. 4. People will drive from a large catchment (see below / overleaf) to get to this facility. It's pie in the sky to think people will walk and cycle to a supermarket-they generally won't and will instead drive from a 3mile+ catchment. Therefore, generating even more car journeys in this area, is hugely irresponsible. 5. AirQuality in Manchester is poor and at dangerous levels. 100 people a year die from poor air quality in GM. This will generate huge amounts of car journeys, as well as deliveries. 6. How does this help meet netzero ,GMnetZero by 2038? 7. There are many supermarkets in the area. Where's the need please? Retail Impact Assessment? We have within 300-400m: -Tesco -M&S -Co-op -A little further afield we have: -Mossisons -Coop -Unicorn -Tesco

8. The entrance to the car park needs reviewing as it will cause traffic congestion/cars pulling out in busy traffic

9. No

10. I think that this will make Nell Lane very congested with traffic. This is right at the major crossroads where 3 schools exit.

11. We don't need another Lidl so close to the Stretford one. It will increase car use and pollution in the area

12. Mitigation needs to be implemented to offset extra cars coming to the store.

I could clearly write more on this subject but I won't - I look forward to your response to my questions above.