

TOWN AND COUNTRY PLANNING ACT 1990

Appeal by: Lidl UK/Orchard Street Investment Management LLP
Site Address: Homebase Ltd, Unit 1 George Richards Way Broadheath, Altrincham
WA14 5GR

LPA reference: 98127/FUL/19

PINS reference: APP/Q4245/W/21/3267048

Statement of Case by Altrincham & Bowdon Civic Society

1. The Altrincham & Bowdon Civic Society (A&BCS) has been supporting the community within local area for almost sixty years. It is registered charity and has no paid staff.

1.1 The A&BCS has been requested by local residents to jointly represent their case against the proposed establishment of a new Lidl store within the existing Homebase store.

2. The case the A&BCS will make is

2.1 Increased intrusive **Noise** as there will be more deliveries to the new Lidl store during the hours of 8:00 am to 8:00 pm. The goods movements to and within the smaller Homebase store will still be the same as at present but compressed into one third less space and so will be an effective 50% increase in noise for those people living by the store. Overall there will be a significant increase in noise.

2.2 Increased **Traffic** from additional shoppers to the new Lidl store. The roads within and around Altrincham Retail Park are already saturated with traffic at peak times and an additional food retail store can only add yet more traffic. As would be shoppers attempt to avoid the chaos of George Richards Way they are using local street. These streets were set out from around 1860 onwards and are narrow and now filled with local resident's vehicles. These local residential roads are already being used to access the Retail Park and a new food store will only add more traffic to these local streets.

2.3 Oppressive and overbearing **boundary fence** to attempt to overcome the noise problem just replaces one nuisance with another. A 4.1 metre high fence (13.5 feet) to the north of the site will be overbearing. It will have an overshadowing effect on local houses and gardens. Such a high fence is just not acceptable.

2.4 The proposed **new egress road** presents a danger to vehicles on George Richards Way and for users of the new egress road. George Richards Way is congested even

outside busy times. Eastbound traffic has to contend with an over complicated traffic junction near the McDonald's fast-food outlet. It then needs to get in lanes to either travel south or north on the busy A56. This crossing over of lanes requires the detailed attention of drivers and is a dangerous manoeuvre which is often done at a speed as drivers try to beat the lights. The proposed new egress road will add a new traffic flow into the main eastwards flow of traffic without any dedicated traffic light controls. Drivers on the egress road will have to be looking almost backwards over their right shoulder whilst negotiating an incline of about 1:20. Given typical driver impatience it is unlikely any drivers already on George Richards Way will give way and allow merging vehicles to do so swiftly and safely. This junction is a serious accident waiting to happen. Photos of the area where the new egress road will join George Richards Way are attached.

Little or no thought has been given to pedestrians using the north side of George Richards Way. This is a reasonably well used pavement by shoppers, visitors to the McDonalds, and residents of the residential estate behind the Retail Park. These pedestrians often have buggies and young children in tow. The new egress road will cut straight across the pedestrian path but will have no traffic control measure in place to make it safe for foot traffic. If central government is encouraging people to walk more it begs the question as to why we are not making it easier and safer to walk.

Once the new egress road is available it is likely that traffic from the more westerly part of the Retail Park will use the new egress if progress looks to be faster. This will then increase the risk of an accident still further.

2.5 **Air pollution** is an ever-present problem on the A56 and George Richards Way where these very busy roads meet. Roads around this junction already have the highest levels of air pollution within the Trafford borough south of the M60. A new food retailing store can only add to an already serious air pollution problem. No new mitigation measures are being proposed by the developers.

2.6 The Retail Park is already a hot spot for **crime and anti-social behaviour**. The operators of the Retail Park seem indifferent to the problem. A new popular retailer can only increase the problem. Local residents have asked for a meeting with the Retail Park operators but they have not responded to the requests.

2.7 Increased traffic, particularly **heavy goods vehicles**, on local roads as a consequence of the heavy congestion on George Richards Way. As traffic movement on George Richards Way is slow the drivers of heavy goods vehicle use narrow local streets such as Sinderlands Road, Huxley Street, Clark Street, and Peveril Road as alternatives which may avoid the delays. These roads were never designed for the size of today's

vehicles. Trafford/Amey have been asked to restrict these local roads but again there has been no action. A new food retail store will add yet more heavy vehicles to already congested roads.

2.8 No **electric vehicle charging points**. If the country is moving towards the phasing out of fossil fuel vehicles there needs to be an array of EV charging points within the new Lidl parking area. This is the time to do it as changes are being made to the car parking area.

3.0 There are little, if any, benefits for local residents from the new store as the area is already very well served by food stores with a handy corner shop, ASDA, Aldi, Waitrose, and deliveries by all the major food retailers.

4.0 A new A1 food retailing store on the Altrincham Retail Park **fails the Sequential Test** of town centre first. Within the town centre there are existing empty retail spaces of a size large enough to accommodate a store of the size required.

4.1 There is currently **no planning permission** for any A1 food retail store on the Altair site. The Local Plan specifically make mention of the Altair site being for leisure use not A1 retail. The Civic Society would vigorously oppose any planning application submitted for a food retail store on Altair.

Prepared by
Altrincham and Bowdon Civic Society
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6th August 2021

Attached

Photographs of the north side of GRW in June 2021

Extracts from the Officers Report for the Application 98127/FUL/19 relating to objections
Social media posts regarding traffic problems on local roads