Comments for Planning Application 142652/FO/2025

Application Summary

Application Number: 142652/FO/2025
Address: Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ
Proposal: Erection of 6 no. residential buildings of 10, 8, 6 and 4 storeys in height to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e)); infrastructure works including electric substation and associated utilities works, basement and ground level car parking, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping following the demolition of the existing buildings and structures on site.
Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:1. Too high for surrounding area: apart from the existing building, no buildings above 4-5 storeys exist in the surrounding area.
2. Too high density: too many people will live on what is a very small site.
3. Pressure on infrastructure: 262 flats will put intolerable pressure on local services. E.g. the GP practice for this area is already stretched, local dentists already refuse to take new patients (NHS), and local schools are oversubscribed.
4. High rises instead of houses will now deprive the 2-3-storey houses that border the site of light.
4. Not enough allocated parking for the number of proposed residents will push traffic onto neighbouring roads - these narrow roads are already oversubscribed (for parking).
5. No parking allocated for those coming into Chorlton, which will have a detrimental effect on local businesses and increase congestion on residential streets.
6. No disabled parking, essential for many who use the GP surgery on Nicolas Road.
7. The reduction of retail units/commercial space by half (from last plans) effectively removes Chorlton's town centre, including local amenities. This changes the nature and uses of the existing centre of Chorlton (from civic to almost entirely residential).
8. Removal of affordable housing: this is no longer guaranteed, yet was used as justification (on previous plans) for the density of housing.

The proposed plans grossly over-develop the site, and show little regard for the ability of local infrastructure to cope with a huge influx of new residents. The plans will destroy much of the local

neighbourhood's character and amenities, and effectively destroy what was a thriving town centre - with apparently no benefit (such as affordable housing provision) for local communities.

The current plans appear based on short-term desire for maximum returns for the investor, rather than based on a desire to build a happy, healthy mixed-use community that's fit for the future.