

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: I do support redevelopment of the run down precinct, and I do support the building of homes in Chorlton. However this proposed development is completely out of scale for the area it is planned for. The majority of the properties in the area are 2-3 storeys high, not 6-10 storeys. The 10-storey proposal is presumably justified based on the previous building (Graeme House). However this was just one block, set back from the road and surrounded by low rise buildings, and was itself out of scale. Replacing this with multiple high rise buildings will dwarf, and be detrimental to, the existing business, neighbours and community buildings (such as the newly renovated library, the Sedge-Lynn pub, and Oswald School). The sheer number of properties is out of scale with the area, and none of these are affordable, family homes, nor social housing. This is unconscionable given that this is what is actually needed in Chorlton. We do not need such density of small flats. The parking provisions are similarly insufficient, both for the number of flats and for visitors. This plan replaces the only public car park in Chorlton and both of these limitations will place significant pressure on local streets and impact retail activity. On a wider note, the developer has made no detail as how the local infrastructure (GP's/Dentists/School places) will be able to support people living in the additional 262 homes. There are already limited places and substantial waiting lists for these here. The proposed green spaces for both those in these homes and for the public are very small and insufficient for the size of development. In short this proposal clearly holds value for the developers but not for the people buying the homes, their neighbours or the local area as a whole and should be drastically reconsidered and reduced.