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 am writing to formally object to the proposed development referenced above, for the following reasons:

1. Excessive Height and Overshadowing
The proposal includes buildings rising to 10 storeys, which is significantly out of scale with the surrounding area. Such height will cast long shadows, severely impacting natural light to nearby properties and public spaces, and will create an overbearing and oppressive streetscape.
2. Insufficient Setback from Pavements
The proximity of the development to existing pavements offers little or no setback, jeopardising pedestrian comfort and safety. This leaves inadequate space for foot traffic, prams, and wheelchair users, especially in busy areas, and undermines the quality of the public realm.
3. Lack of Parking for Public Amenities
No meaningful provision has been made for parking associated with the site's commercial or community uses. This is likely to increase demand on already limited local parking, creating further inconvenience for residents and posing challenges for accessibility.
4. Increased Strain on Local Infrastructure
The high density of apartments will place unsustainable pressure on local infrastructure, including water supply, drainage, electricity, and broadband services-many of which are already at capacity.
5. Pressure on Health and Education Services
The increase in population brought about by this development will inevitably strain public services

such as GP practices, local schools, and emergency services, all of which are facing existing demand pressures.

6. Loss of Privacy and Increased Noise

With many apartments concentrated within a small footprint, both existing and future residents are likely to suffer a significant loss of privacy, accompanied by elevated noise levels, particularly from balconies and communal areas.

7. Reduction in Green and Open Space

The scale and footprint of the development leaves little room for meaningful green space or biodiversity support. Any token landscaping included will not compensate for the ecological and recreational value lost.

8. Lack of Community Integration

Developments of this scale risk creating isolated residential blocks without integration into the wider community. Without thoughtful design of shared spaces or active frontages, the development may foster disconnection rather than cohesion.

9. Traffic Congestion and Air Quality

Despite any claims about sustainable travel measures, a development of this magnitude is likely to lead to a substantial increase in vehicle use, worsening local congestion and negatively affecting air quality.

In light of these serious concerns, I strongly urge the planning authority to reject this application in its current form or request significant revisions that address these points comprehensively.