

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: Dear Planning Officer,

I am writing to formally object to the proposed development referenced above. While I recognise the need for new housing, this proposal does not achieve an appropriate balance between residential and commercial use, nor does it respect the established scale and character of Chorlton.

1. Scale, Design, and Visual Impact

The development is excessively large and visually dominant when compared to neighbouring buildings. Its height, bulk, and materials would make it a prominent and intrusive structure, rather than one that integrates harmoniously within the existing streetscape.

Future development in Chorlton should aim to blend with the local environment, using sympathetic design, height restrictions, and natural materials to ensure it complements rather than competes with surrounding architecture.

2. Land Use Balance

The proposal is overly residential in focus, offering minimal provision for commercial or community-based activity. Chorlton thrives on its independent businesses and vibrant local economy - this development should reflect that by allocating a significantly higher proportion of ground-floor and lower-level space to commercial and creative uses, reducing the residential

density accordingly.

This would not only preserve the character of the area but also support employment, footfall, and local enterprise.

3. Parking and Sustainability

Given Chorlton's walkable layout and strong public transport connections, the inclusion of on-site parking is unnecessary and counterproductive. It undermines the city's sustainable transport objectives and contributes to congestion. The parking provision should be removed entirely, following the precedent set by the nearby development opposite Morrisons.

If parking is retained in any capacity, every bay must include an EV charging point to meet environmental standards.

4. Retail and Community Use

The current retail offering is insufficient and uninspired. To compensate for the loss of existing commercial space, there must be a stronger focus on diverse, locally owned businesses rather than chain or fast-food outlets. The proposed Makers Yard should serve as a community innovation space, offering shared resources such as 3D printers, workshops, or co-working areas to encourage collaboration and creativity.

5. Green and Public Space

Biodiversity should be meaningfully enhanced through a communal garden and landscaped green spaces accessible to all residents and visitors. These areas would improve wellbeing, promote environmental sustainability, and soften the visual impact of the building, further helping it blend naturally into its surroundings.

6. Pedestrian and Traffic Prioritisation

The scheme should prioritise walkability by limiting vehicular access. I recommend closing the relevant section of Manchester Road to through traffic, transforming it into a safe, people-centred zone that encourages active travel and fosters community engagement.

Conclusion

In its current form, the proposed development is too residential, too large, and visually out of character with Chorlton. I urge the Council to require significant revision of this application so that it delivers a balanced, mixed-use development that supports local business, enhances biodiversity, and blends seamlessly into the community fabric rather than overwhelming it.