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: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Following the recent renotification dated 6 October due to further information, below are my further comments on the proposed development. While I fully support additional housing in this well-connected central neighbourhood location, including high-rise apartment blocks, I object to the following elements of the design.

Appendix 4A demonstrates the impact on street life and public space, especially the very tall elevation on Manchester Road (viewpoints 2.2 and 2.3) and, to a lesser but still significant effect, the elevation on Wilbraham Road (viewpoint 1.4). In the latter, the plan exceeds the existing Wilbraham Rd street elevations by a full storey height. In the former there's no comparison to any street elevation anywhere in the area. Especially in the case of a large development such as this one there is enough room to allow for taller buildings internally to the development that rise gradually from lower elevations facing the street - in such a way that would minimise the impact and maintain the character of the neighbourhood as much as possible. I would have liked to see this applied to both street fronts.

A second point is the access road from Wilbraham Road / Manchester Road into the parking, loading and delivieries of the development (to both east and west directions). More emphasis should to be given to strengthen the pedestrian axis along Manchester Rd that crosses through to Nicholas Rd. Considering this is the main access for vehicles, there will likely be significant traffic through that point, and the road should very clearly prioritise pedestrians. One suggestion would

be to raise the juction (aka speed table) and pave it in continuation of the paved path, to signify visually the walk-through nature / shared use of this intersection.