

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: I have numerous concerns about this development and the duplicitous way it has been altered since the consultation in 2023, however, I will try to stick to the issues the council can consider:

1.) The size, appearance, layout and density of the proposed development goes way beyond what was originally proposed in the original development framework for Chorlton Precinct. That was for a 'medium-density development' with 'new town houses and promotion of a new, safe and attractive residential street'. As well as 'a range of accommodation whose massing is appropriately arranged and scaled throughout the site.' The current plans are a million miles away from this.

The number of proposed units (262) is far too many for such a small space - it will be overpopulated, too dense, overbearing and lacking in social/green space. There are zero town houses, just five enormous tower blocks, many built right up to the pavement, which will create an oppressive environment for the people of Chorlton, casting shade where there was previously open space and sunlight. There is no precedent for this height or scale of development in what is currently a small, suburban area. The current tallest building, Graeme House, is far shorter than the new proposals and set back, away from the street.

Please also keep in mind that this development would be in addition to other new housing developments in Chorlton eg.) Irish Club, Islamic School for Girls, Ryebank Fields etc. meaning

even more density of accomodation.

2.) Means of access, parking, servicing, traffic generation, highway safety: the huge number of people housed in the proposed 262 units will fundamentally change the access, parking, servicing, traffic generation and highway safety of the area.

There will be many more cars on the road and in need of parking. The roads will be busier and therefore less safe for pedestrians, as well as for cyclists like myself, my husband and young children. More cars turning into the new Manchester Road (current car park) will be especially dangerous for pedestrians crossing on the cross with Wilbraham Road. More cars will be using Oswald Road as a rat run - already a dangerous road, especially for school children attending Oswald Road school .More cars also means poorer air quality and I note that there are barely any EV charging points in the design. It will also have a huge impact on amenities and services - doctors, schools, pharmacy, public transport etc etc - how will the council support this?

3.) Impact on landscape and ecological habitats: these plans will significantly change the look and feel of Chorlton and reduce open/social and green space for the community. It will lower the quality of life for residents, who will be surrounded by looming skyscrapers.

4.) Air quality and odours - as noted above - 262 residential units will come with many more cars and put further pressure on current public transport services. This will lead to poorer air quality.

In addition, I am concerned about the pitiful sop to include affordable/social housing in these plans. The plans clearly state that this will not happen without a grant. This should not be allowed.

I have tried to stick to useful and relevant points, but for the record, I am furious at the way the developer has scaled up the plans from previous iterations and tried to make out that the changes are a result of the consultation process.

Please restore my faith in democracy and turn down these plans.