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:Hi,

I am writing to object to the above application for the following reasons:

Traffic: there are not enough parking spaces. Currently there is not even a parking space for each property on the proposed development. Given the number of people who own cars in chorlton already, it is likely most new residents will have a least one car. This will put more demand on the already limited parking spaces on the streets around Chorlton.

This will be further excaerbated by the closure of the large public car park on the site, and its replacment with only a few parking spaces for visitors. In short, the area won't be able to accommodate the parking needed for the development to go ahead, without more parking spaces built.

Height of the development: I understand Graeme House is being used as a benchmark but it is the only development in the area which is tall (and let's be honest an eyesore), and it is set back from surrounding streets. The tallest building proposed on the site is 10 storeys. Nearly all other buildings in the area are only around 2-4 storeys high. The new proposal is too high and not in keeping with the rest of the area.

There is little space for retail compared with the previous development. I understand the old civic centre had space for over 20 businesses, which were mostly occupied. The new proposal only has This is not a like-for-like replacement.

I have read concerns that there will be no guarantee from the developer to make any of the properties available for social rent. I would like to know if these types of properties are the ones most people need, and if they will be affordable.

Thanks,

[redacted]