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:

---------- Forwarded message ---------
From: [redacted]
Date: Sat, 26 Jul 2025 at 10:45
Subject: Fwd: Planning objection
To: [redacted]

---------- Forwarded message ---------
From: [redacted]
Date: Sat, 26 Jul 2025 at 10:27
Subject: Fwd: Planning objection
To: [redacted]

---------- Forwarded message ---------
From: [redacted]
Date: Sat, 26 Jul 2025 at 10:16
Subject: Planning objection
To: [redacted]

I have lived at the above address in Chorlton, at the other end of [redacted] from the old Chorlton Precinct, since 1997, close to 30 years. In all that time I have never felt moved to object to any planning application, not even the Chorlton Baths site where there is also plainly insufficient parking, the proposed Turn Moss private football pitches scheme (appreciate Trafford not Manchester), the Rye Bank fields site or the fuss over Miami Crispi.
The old shopping centre was ugly but useful. I even worked in Graeme House for 12 months in the early 90s. It had a Boots, a bakery, a newsagents, a butcher & the super useful Quality Save.
The parking was useless in recent years. Who's going to pay for parking in Chorlton!
This new scheme is wrong in so many ways.
1. It's down right, offensively ugly. It looks like a giant, cheap student accommodation scheme without any effort to make it nice for those who might live there, those that might use it and those who just travel past every day.
2. It's too big, in every direction, up, across, right next to the curbs. And the volume of tiny flats, with tiny windows and no balconies. It's like they've designed the worse possible solution.
3. There is virtually no space for shops especially for the equivalent of the much missed Quality Save.
4. There is insufficient parking. Every residence needs parking (& in reality, not that I have an electric car (yet), parking for electric cars) for the number of adults that will occupy the property. I bought a house in Chorlton with 2 (tiny but essential) drives and a garage. A rarity in Chorlton but I regularly find I still can't park my car or am blocked in my garage because my charming neighbours have parked across my driveways because there is nowhere else convenient for them to park. It's really not the case that we don't want cars nor that we will feel obliged to give them up. Not we over 50s or younger people. My partner cycles but only because we use my car for shopping, going anyway more than 30mins on a bike away or where both of us wish to go together. The on street parking in Chorlton is already 'full". It will not be able to cope with the extra cars from the Chorlton Baths site overspill, let alone this project.
5. There are too many residences. It's already impossible to get a timely appointment at Chorlton Health Centre unless they deem that's there's a potential threat to one's life. Anything else one has to wait approx 6 weeks. Quality of life requires that GPs are able deal with issues that impinge on quality of life not just life itself in a timely fashion. How are health centres, dentists, schools etc in Chorlton meant to accomodate the proposed number of additional residents without a further deterioration in services.
Chorlton is already about to cope with the influx of additional residents from the ex Chorlton Baths, Halifax Building Society, Midland Bank, cinema, Islamic School for Girls, Rye Bank Fields & Irish Club sites (I'm sure I've forgotten others). This scheme is even bigger than all of the others.

6. The extra traffic. Chorlton centre is already overloaded at rush hours and school start/finish periods. All these extra people and extra cars will make the situation including air pollution far worse.
7. The high density of people proposed to live in such a small area. Quality of life requires people have some space. High density populations lead to all manner of issues related to over crowding. It's' like you plan to allow someone to rebuild Hulme Crescents in the centre of Chorlton! You managed not to replace Hulme Crescents with high density, high rise blocks of ugly, tiny windowed, no balcony flats. Why would Manchester City Council allow such a scheme to go up in the centre of Chorlton instead? It was not appropriate in Hulme. It's not appropriate anywhere. I thought lessons had been learnt.
I vigorously object to this proposed