

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 am writing to formally object to the current planning application for the redevelopment of Chorlton precinct, as referenced above. I request that my concerns be added to the official file and brought forward during any relevant meetings or discussions.

To begin with, the current iteration of the proposal differs significantly from the version that was initially circulated to local residents via door-to-door information leaflets. These updated plans have not been adequately shared with the public, preventing local residents and businesses from having a fair opportunity to assess the changes and submit informed feedback within a reasonable timeframe. Compared to the original plans, which were widely displayed, these revised documents have been largely kept from public view. This lack of transparency feels deliberate and raises concerns about the integrity of the consultation process.

A key issue is that the revised development now consists solely of high-rise apartment blocks, in stark contrast to the earlier proposals that featured houses, including social housing. The new plans are entirely out of character with the surrounding area, which predominantly features low-rise housing. Furthermore, the proposed buildings will sit directly on the kerbside, removing the natural buffer zone originally offered by trees. Unlike Graeme House, which was set well back from the main road and thus less imposing, these new structures will dominate the street scene and disrupt the area's visual harmony.

Chorlton is already seeing a proliferation of flat developments, at the Four Banks junction, on the former swimming baths site, around Albany Road industrial estate, and near Beech Road Park. There is no evidence of any strategic infrastructure improvements to accommodate these increases in population.

The proposed 260+ additional units on the precinct site amount to overdevelopment, which will erode available living space, reduce parking options, and remove green areas. With traffic congestion already worsening, particularly during events at Old Trafford, the cumulative impact will be significant. Air pollution, linked to conditions such as asthma, dementia, and cancer, will undoubtedly worsen.

I am also deeply disappointed by the abandonment of the original commitment to social housing, which was a cornerstone of the initial plans and a key reason many residents were willing to support redevelopment.

In addition, the revised scheme offers far fewer retail units - seemingly around 50% fewer than the original proposal. The diversity of local shops was a defining feature of Chorlton, and many residents expressed concern about losing this. That promise now appears to have been quietly dropped, again with minimal public engagement.

There are also concerns regarding potential conflicts of interest. As the land is owned by the Greater Manchester Pension Fund, questions arise about the planning committee's ability to remain impartial. If councillors, council staff, or other stakeholders have a vested interest in the scheme's approval, this calls into question the integrity of the decision-making process.

To be clear, I am not opposed to redevelopment. In fact, I support revitalising the precinct. However, I strongly object to the current proposal to construct numerous high-rise apartment blocks in a low-rise suburban setting. What the majority of local residents would prefer is a modest, house-led development - lower in density and incorporating vital community resources. These should include sports and leisure facilities (currently lacking in Chorlton), more retail space to sustain a vibrant high street, a community hall (which Chorlton also lacks), enhanced green areas, and expanded NHS provision in line with national policy to deliver healthcare closer to home.

Instead, the proposal currently on the table offers high-density housing without any of the essential infrastructure or amenities needed to support such growth. It threatens to overwhelm already stretched local services and erode the area's character and quality of life.