

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: I object to the proposal on the following grounds:

i) scale - the 10 storey development in an area currently limited to 3 storeys, and in which the 3rd storey rooms are frequently a 'room in roof' or dormer is overbearing and inappropriate. It is also - if my memory is accurate - considerably higher than the proposals which have previously been consulted on. If my memory on this point is correct it completely invalidates the outcome of the public consultation exercise.

ii) parking - the development is for 262 dwellings, for which which 182 car parking spaces are to be provided. I can actually only find 131 spaces on the plans submitted, as they are (unhelpfully) not numbered.

iii) There is also no indication as whether any of the spaces to be provided are reserved for residents or provided for visitors.

iv) In any case there appears to be at minimum an under-provision of 80 car parking spaces calculated from the figures in the application form. The retail and especially the dining provision in Chorlton already generates significant amounts of on-street parking, and there is therefore no capacity for additional parking resulting either from two-car resident households or visitors to residents in the proposed development.

v) I object to the special pleading in the daylight and sunlight studies which can be paraphrased as "it doesn't meet the applicable standards now, so it doesn't matter that the development will make it worse". Nor is it relevant that certain windows which are to be overshadowed are fitted with blinds customarily drawn in daylight hours - uses of buildings can change over time. The current existence and use of blinds is not relevant and ought not to have been considered.

In summary therefore, this development is:

- overdevelopment
- not consistent with the previous proposals consulted on
- will blight existing properties as regards sunlight, daylight, and overshadowing
- will exacerbate existing problems with on-street parking

and should be refused.