

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: The 10 Storey "corner" building is far too high, large and imposing... it is directly on the road at the junction of BMR and Nicholas Road. The current Graeme house is a 9 storey building and set quite far back on the complex. Such a high structure should not be so close to either junction and is not in keeping with any current buildings within the local or surrounding areas. This will overshadow all of the neighbouring properties and roads and impact privacy and be overbearing.

Whilst the residential blocks are staggered and at different heights they should be turned so the highest point of the complex is in the middle (as is currently) with lower buildings facing outwards and closest to the roads at each junction. These should not be higher than 4 stories keeping the development in line with the local area, its character and appearance. Chorlton is a village and not a city centre and the current plans do not reflect this and are not appropriate.

The current drawings uploaded for the site in June are not available so we are unable to see how many retail units are now being proposed in either the makers yard or along the external roads. The regeneration is replacing a dated yet useful shopping precinct in the heart of Chorlton which offered a greengrocers, butchers, chemist, supermarket, cafe and various shops including a small supermarket. The suggestion is that the retail units available will be very small. There needs to be provision so the units are functional for a range of business use and not just small boxes. There needs to be delivery access and a loading bay provision which is not included in any plans I have

seen. The makers yard appears to be in a pedestrianised area therefore limiting business use and will exclude numerous businesses and further limit the local amenities Chorlton has to offer.

The number of residential units and therefore new residents will overload current provision for school places and GP surgeries, local supermarkets and shops which are within walking distance as well as further strains on current infrastructure like sewerage.

The shared green space appears to be a small strip however, the drawings are not currently available to view on the MCC website.

The impact on traffic, noise and pollution will be significant. The parking provision is inadequate with 12 visitor parking spaces. The development and number of proposed residents will impact all of the surrounding streets and main roads in Chorlton with increased congestion and parking issues and therefore impact the safety of pedestrians and cyclists. There appears to be no disabled parking or access for the retail units which is limiting in the centre of Chorlton.

I fully object to the current plans and believe they will have a significantly negative impact on the local area, current residents and community.