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:To whom it may concern,

I object to the proposed planning of case 142652/FO/2025

Most homes in Chorlton are 2 or 3 storeys high and the proposed site will negatively change the aesthetic of the town centre by being 10 storeys high. While the developers have claimed to use the previous height of Graeme House as a benchmark, it does not take into consideration that Graeme House was away from the main high street, and was only 1 building. There is proposed planning for 6 tower blocks which will negatively change the landscape of the local environment. The proposed designs are not aesthetically in keeping with the Edwardian and Victorian architecture of the surrounding area.

This new design not only creates an imposing feature on the main thoroughfare into Chorlton, it also decreases the well-loved and well-used pedestrianised local shopping precinct, as well as eliminate the access to easy parking to use local facilities. There is not enough parking for the residents as it is and the new site will increase congestion and parking in the surrounding areas, which is already at breaking point. There is a lack of public services in the local area - such as doctors, dentists and nursery/school places, so an additional 262 households without the suggestion of further infrastructure to support this seems like a massive oversight.

As well as stripping back community shared open spaces, and the lack of a pedestrianised shopping area away from the main high street, there is also the suggestion that green spaces and established trees will be eliminated to make way for this new development. This stripping back of access to green space seems like a poor decision too.

As a resident who has already been subjected to many repeated roadworks in the local area due to poor planning, I am dismayed by the local councillors who appear to be passing planning at another site that seem wholly unsuitable for the community. The impact of supporting this new development is wasting millions of pounds of taxpayers' money on a design and a project that does not appear to have taken on board any of the previous comments from the public consultation phase.

This proposed site is over-developed - with lack of sufficient infrastructure, lack of parking, lack of green space, lack of retail spaces and lack of aesthetically pleasing buildings seems to be diminishing the ideals of what Chorlton could be.