

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: The current proposals are wildly different from the proposals which were widely circulated to local residents through letter box information sharing. These altered proposals have not been shared sufficiently to allow local residents and businesses to appraise the plans and make well informed comments in a timely manner. In fact they have been distinctly hidden away from any publicity on the whole, compared to the original public displays.

Also, there are too many blocks of flats being built around Chorlton - at the 4 banks crossroads; on the site of the old swimming baths; Albany Road industrial estate and adjacent to Beech Road Park. There is insufficient additional infrastructure for these developments and there is no evidence of appropriate infrastructure to support the additional 260+ flats being developed in this proposal. This is a massive overdevelopment of the site and will lead to significant reduction in living space, parking availability and loss of green space. Traffic through Chorlton, especially on events days at Old Trafford, is getting worse and there is increasing evidence of the dangerous effects of traffic pollution on medical conditions ranging from asthma to dementia and cancer. The addition of so many dwellings will inevitably worsen congestion and air quality.

There is a distinct lack of retail opportunity compared to original plans, with an apparent approximate 50% reduction in the number of outlets compared to the original proposal. This was a major selling point and promise when the original plans were being pushed to the public.

I am in favour of redeveloping the precinct site but I strongly object to the proposals to build multiple multi storey blocks in an otherwise low rise suburb. Almost all local people would prefer a proposal with a far smaller, house-based, low density residential development, coupled with desperately needed sports / leisure provision (none in Chorlton), more retail space for a viable high street, a community hall space (none in Chorlton), more green space, as well as NHS services.