

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 wish to object for the reason that the proposed development contains buildings that are far too tall and out of proportion with other buildings in the area. My particular concern is with 10 and 8 storey blocks that would face Barlow Moor Road (East Block A and East Block B respectively).

In the "Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007", the city agreed that an important planning principle was attention to "2. Design". The guidance states that "Building height should be carefully considered" and that "In established residential areas, significant variation in height may not be appropriate". The proposed development seems to be in direct conflict with this guidance, as it will introduce a large new building with significant height variation when compared to neighbouring properties fronting the street and a wider neighbourhood mainly comprising buildings of 2 to 3 storeys in height. While the existing site includes one building of a comparable height, this is set back considerably from the road, and therefore does not overly impact on Chorlton's sense of place or seem as starkly out of proportion with other street facing properties.

The guidance also states the importance of "1. Creating a sense of place", with a recognition that "What a city looks and feels like is a crucial part of its identity and if people are to enjoy places they should be welcoming, inclusive, neighbourly, interesting and attractive". The new development if approved would bring a building directly fronting onto the street in a central location

at a scale for which there is no current precedent in a comparable location in the neighborhood. This would radically change the character of a suburban area. This would also block light from the area and neighbouring properties. This issue is exacerbated by a highly functional and unimaginative design, which is -- to refer again back to the guidance -- is neither interesting or attractive and seems to prioritise density over design.

With these points in mind I strongly urge you to reject the proposed planning application. I have no objection in principle to the site being redeveloped, however the developers should demonstrate far greater care for the impact of their designs on the very heart of a thriving neighborhood and should prioritise buildings of a lower height, not out of proportion to other buildings in Chorlton centre that directly face the street.