

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: Hello,

I like many aspect of the proposal, but I have some concerns about the lack of amenities and social housing provided in the current plan, as well as the height of the flats proposed. The original proposal stated that new buildings would be within scale of the buildings currently standing in Chorlton, whereas the current proposal is set to have 10 stories - 4 stories higher than Graeme House which is being replaced by the newly proposed buildings.

I'm very supportive of the green spaces proposed, and the pedestrianised street. However, I feel like ground floor flats on this pedestrianised street is a missed opportunity to provide much need amenity space. As this space will be likely quite busy, ground floor flats will lack a lot of privacy / and intimacy for residents (even with one way windows). I would be much more in support of the proposal if this street was proposed as amenity space on the ground floor, similar to how Stretford precinct/mall has been redeveloped nearby. The current proposal for amenity space on the road looks much improved with the addition of new green space, though any distance away from the very congested main streets in Chorlton would be preferable for businesses and pedestrians looking to avail of those amenities, and amenity space on the ground floor of the pedestrianised street seems a ore more ideal location.

The home bargains being removed is sorely missed for many residents in Chorlton, and

particularly poorer residents. Although the west side of Chorlton has a lot of higher income residents, the east side of Chorlton near Mersey Bank is very poorly serviced by the new proposals for the precinct. In comparison to North Manchester, there are very few businesses not catered to higher income households in Chorlton, which does not represent the demographics which regularly visit Chorlton high streets.

I am in support of the new health hub which has been proposed, and would be more in support of the proposals if this was more funded by the developers.

I would be much more in support of the proposal if a greater number of the housing would be made affordable and there was social housing approved. Only 1/5th of the housing at the precinct is currently sectioned for "affordable" housing, and there is no social housing proposed. There is a severe shortage of social housing in Manchester, and any development opportunities to create social housing should be encouraged.

Overall it feels like this proposal overly gentrifies Chorlton at the expense of amenities and poorer Manchester residents. It actually removes amenities that serviced the community when further amenities were and still are needed. As the proposal currently stands, I would not support the proposal purely on this aspect alone. Though I am very much in support of the green spaces and the redevelopment of the disused precinct more generally. I think with some tweaks, this proposal could be greatly improved.