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:Whilst I support housing development on a site such as this in principle I have several objects to the specifics of the proposed plans.
They are completely different to the plans shared with local residents at the consultation which included houses and a through road. The highest block of 10 stories and the other taller blocks are out of keeping with surrounding area and potentially precedent-setting - I would argue that a maximum of 6 stories is enough unless well set back from the road in the way Graham House is.
There is insufficient infrastructure to support the additional 262 flats and the number of new residents (potentially well over 500) to the are, especially when considered alongside the numerous other new developments in the area, with no apparent plan to increase the infrastructural offer to take account of this. Parking is already difficult for residents on the surrounding streets who are often unable to park on their own road - there is insufficient parking provision for this development. The developer appears to believe the new residents will all take advantage of the local active travel options, but Chorlton has amongst the highest car ownership levels in the city and it is hard to see where the evidence is that people moving into these particular flats are suddenly going to buck this trend en masse. Air pollution is already in breach of WHO legal limits in the area and a development of this size will have a further negative impact on air quality in Chorlton. There needs to be a much stronger plan to disincentivise car ownership in the locality including and beyond this development to make the development viable.
There plan proposes far fewer shop units than the precinct provided and smaller units, with no provision for a supermarket type store. The closure of the precinct is already having a negative

impact on quality of life and the state of the public realm in Chorlton. This development is at the centre of Chorlton and if it does not include at least the same number of shop units that have been lost the developer will be guilty of ripping the heart out of the suburb to maximise profit.
Manchester City Council wants to continue to attract relatively wealthy people to the locality to maximise council tax revenue - if the development does not sustain the number of shop units - preferably off-road as they were previously - it will make Chorlton a less attractive place to live.
Already, with the loss of the precinct as a focal point other local traders are suffering and soon the entire centre will be given over to almost entirely to a chicken-based night time economy. Including a pedestrianised area similar to the precinct which provided valuable space for people to meet and socialise with others will mitigate against this: you only have to look at nearby Urmston to see how retaining such a facility has allowed the centre to flourish. The current plan feels like further managed decline of a once-thriving centre. The pedestrian area was particularly valuable for older people and for reducing the impact of social isolation.
The plans include the felling of mature, semi mature and a cluster of trees. These are all vital for city living, capturing carbon, providing shade and mitigating the urban heat island effect along with providing refuge for wildlife. This contradicts the council's position on climate and biodiversity, having declared an emergency for both. The planting of new trees does not provide the same benefits as existing and established trees given the length of time to mature and the maintenance that is needed are rarely provided when new trees are planted.
There are no guaranteed for social housing in this development and this is badly needed in Chorlton.
Overall these plans are very disappointing and will have a negative impact on local residents due to uncreased congestion, pollution, strain on local services, and lack of local infrastructure. This feels like a missed opportunity to create something positive and worthwhile that would benefit everyone locally.