

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 proposed development is clearly out of character for the local area. A ten-storey building is not appropriate for a residential neighbourhood where the vast majority of buildings are 2-3 storeys high. The proposed development is also significantly higher than Graeme House, which is set back from the road and surrounded by low-rise buildings. Concerns about the height of the development were raised by many residents during the consultation phase, but these have been ignored by the developers. It is clear the developers want to maximise the number of housing units on the site, regardless of whether this fits with the surrounding area or not.

In addition, the proposed development represents a net loss of retail units on the site. This demonstrates a lack of sensitivity to the character of the area which is the heart of Chorlton's commercial centre. The precinct played an important role in the community by providing many affordable and independent shops. The proposed loss of retail space is a significant loss of amenity to residents, and undermines the character of Chorlton as a vibrant mixed-use neighbourhood with a strong retail offer. Again, it is clear the developers want to maximise the number of housing units on site regardless of the impact on the area. If the site is to be redeveloped, there should be a like-for-like replacement of retail units on site.

Regarding housing tenure, the application says that the development is exempt from the Council's 20% affordable housing policy due to financial viability, and that any affordable housing provision will depend on grant funding from Homes England. In practice this means that there is no

commitment to provide any social rental units on site. This is totally insufficient in a city with nearly 20,000 households on the waiting list for social housing. Social housing is the only tenure that is genuinely affordable to people on low-incomes. Without a stronger commitment to social housing provision, this development will do nothing to address the housing affordability problem in Manchester. At minimum, the developer should commit to provide 20% of units on site for social rent.