

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: Looking at the updated proposals it is disappointing to see that they have been greatly revised in the direction of much denser housing and much less neighbourhood facilities (especially considering the number of additional residents living in the proposed flats).

- The newly proposed blocks are now greater in number & much higher than the surrounding area.

Most Chorlton homes are 2 and 3 storeys high and not 6, 7, 8 and 10 storeys high.

- The developers have used Graeme House as a benchmark for the height but there was only one Graeme House and not six huge blocks.

Also Graeme House is set behind low rise buildings on the main roads and hardly noticeable from most surrounding roads.

- Six huge blocks of flats are too many for this site. And now there are no longer any houses on the site plan.

- The new plans show an over-developed site - about 262 flats of 1, 2 and 3 bedrooms

- The number of anticipated residents would lead to very high-density living conditions.
- There is insufficient infrastructure for this development and the large number of other homes being built/applied for in Chorlton. (654 including this development - Feb 2025)
- The plans do not include a civic centre with strong retail away from the main road.
- There are far fewer shops than before (Previously about 22 shops and now about 12)
- No large retail units e.g. no room for a 'Quality Save' type store
- Proposed green spaces are too small.
- Some trees will be lost - new trees take years to grow tall.
- The developers no longer guarantee that the social housing will be built. This feels like the plan fails in a significant respect for the Chorlton neighbourhood. Whilst part of the neighbourhood are affluent, there is a great need for affordable housing to ensure a balanced community.
- Not enough parking for residents - leading to potential congestion on surrounding roads which is already a problem.
- Not enough parking for visiting shoppers including disabled people.

There are great examples of developments with a mix of lower rise social housing around a public square with a mix of retail, like the Brunswick Centre in London or more locally Sale & Urmston have lovely centres.

It feels like this is a fantastic opportunity to create a real cohesive focal point for Chorlton, being lost to a soulless development focused on profit oriented, dense, higher rise private housing without adequate facilities that will have a negative impact on the already stretched resources of the area.