

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: Looking at the revised plans it appears that the consultation was a PR exercise and any objections completely ignored.

The size of the development is totally out of keeping with the local environment. Basing the maximum size on the height of the current office block does not take into consideration that said building was set back significantly from the external border of the existing site. That this was one building surrounded by much lower units is totally ignored. The proposed site looks like a giant red-brick fortress.

Much has been made about 'affordable housing', yet this not guaranteed raising the potential for greater profit for the development when it becomes unviable. Surely the overall profit to be made could facilitate monies being guaranteed to provide affordable housing regardless of any grant. Another objection raised at the previous consultation revolved around the lack of parking facilities for the number of housing units proposed, but instead of an increase in parking there's a significant increase in the number of 'houses' with the resultant potential increase in cars. Whilst we are looking to reduce car usage, and Chorlton is quite well served by transport links, inevitably there will be those who wish to have a personal vehicle available.

This increase in population will also have a significant impact on other services such as doctors and dentist services. It is almost impossible to see a doctor now, increase the number of people in the area will create even more delay.

The significant reduction in commercial property will further reduce the desire to shop in Chorlton. Already people say they go to Stretford or White City for their weekly shop. Chorlton will be one

giant coffee shop.