

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: I have significant concerns about the scope and extent of this proposed development. The addition of such a large number of dwellings, along with the height and size of the proposed buildings (up to 8 and 10 storeys in the case of two of the buildings!), will have a huge impact on the local community. A smaller scale redevelopment (e.g. buildings of 3-4 storeys maximum, in keeping with the surrounding area and the buildings that will remain after demolition of Graeme House) would seem much more appropriate for a site of this size.

How has the potential impact on local infrastructure/environment really been assessed? The volume of traffic, resultant pollution (noise and emissions) would likely represent a significant increase over current levels. What about school spaces/GP other spaces for the incoming residents? Parking for residents and visitors to the area who drive? Safety of pedestrians/cyclists in the area, particularly small children commuting to Oswald Road primary school (where currently there are significant issues during rush hour with safe walking to schools, particularly after recent re-routing of traffic due to changes in intersections over the past year or two).

The plan to incorporate residential housing and commercial spaces in principle is good, but the scale seems entirely inappropriate and in my mind the risks to the surrounding area and impact on current and potential future residents is too great to support this proposal in its current form.