

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:Subject: Objection to Planning Application 142652 - Chorlton Precinct Redevelopment

I am writing to object to the proposed redevelopment of the Chorlton precinct under planning application 142652. While I welcome investment in the area, I believe the current proposal represents a significant overdevelopment that would negatively impact the character, infrastructure, and liveability of the area.

1. Overdevelopment and Excessive Height

The scale and density of the proposal are entirely out of keeping with the surrounding neighbourhood. Six residential blocks, including one at 10 storeys and several others at 6-8 storeys, would dominate the local skyline and drastically alter the character of Chorlton. This level of high-density development is unprecedented in the area and more appropriate to city centre locations, not suburban districts like Chorlton.

2. Inadequate Local Infrastructure

Chorlton's infrastructure, including schools, GP surgeries, and other essential services is already under significant strain. An influx of over 260 new homes will exacerbate these pressures, yet the proposal offers no meaningful mitigation. Without clear, funded commitments to expand local

services, this development risks overwhelming existing provision.

3. Insufficient Affordable Housing Provision

Only 49 out of 262 flats are proposed as social-rented housing, with a further 4 for discounted market sale. Crucially, this provision is entirely dependent on an unspecified grant from Homes England. There is no guarantee that this grant will be secured, meaning there is a real risk that no affordable housing will be delivered at all. This is unacceptable, particularly given the pressing need for genuinely affordable homes in Manchester.

4. Loss of Commercial Space

The proposed commercial floorspace is significantly reduced compared to the previous precinct - from 3,217 sq m down to 975 sq m. This represents a 70% reduction in available retail space and risks undermining Chorlton's vibrant independent retail scene. With only 11 units planned (many small), the proposed development fails to adequately support local businesses or maintain Chorlton's status as a thriving commercial hub.

5. Parking and Access Concerns

The proposal includes only 12 public parking spaces and limited retail parking, which is likely to lead to increased congestion and pressure on surrounding streets. While some residential parking is provided underground, the overall ratio (63%) suggests that many future residents may struggle to park, especially visitors or households with more than one vehicle.

Conclusion

This proposal is out of scale, places unacceptable pressure on local infrastructure, and fails to deliver sufficient affordable housing or retail space. I urge the planning committee to reject or significantly revise the application in order to better reflect the needs and character of the Chorlton community.