

# 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 object to this development in the proposed form. The change to mainly residential purposes for the development is not what the original plans suggested at all. I have taken part in each consultation and each set of plans has assured me that retail, community and green space will be a priority. This current plan clearly doesn't support any of those. The number of affordable /social housing units for this development is derisory and doesn't relate to the 30% recent precedent in Manchester or the council's strategy for housing.

Chorlton needs housing, but not like this. The scale of the buildings is far too high for the area. Graeme House is the anomaly in this this area, not the norm and creating blocks of flats which are 7, 8 and 10 storeys high is not in keeping with the area or Chorlton housing. The original site plan has some houses as well as flats. I assume that for profit these have been changed to flats. This development will be an eyesore for the surrounding area. There are plenty of examples of well built 6/7 storey blocks of flats in Chorlton which blend with and enhance the surrounding environment whilst still providing housing and facilities for people.

The original plans had a much stronger retail element. The precinct supported a wide range of retail opportunities for businesses and consumers alike. This plan now has a significant reduction in the number of 'units' (from approx. 20 to 12) and the sizes of the units seem to preclude the opportunities for larger retail e.g. Home bargains type shops.

The loss of mature trees and the subsequent issues for biodiversity is significant. A linear park is welcome but this will not replace the biodiversity which a mature tree could provide and does not

provide the amount of green space the previous plans and consultation proposed.

The development seems to take no account of the pressure this high-density housing will create for surrounding streets and services - there is already pressure on GP surgeries and school places in Chorlton, I presume this will only exacerbate the situation and create even more issues for residents.

One of my main concerns with the development is the lack of car parking for visitors to the area. Yes, Chorlton has excellent public transport facilities and cycle lanes, however for some people they may have to drive and a lack of parking places puts pressure on the surrounding streets. I am fortunate to live in Chorlton and therefore can walk to visit shops and bars etc. However, for some people this isn't a possibility and making fewer parking spaces doesn't mean less people will drive to Chorlton, they will just clog up residential streets and park on double yellow lines and junction corners as they do already.

I am so very disappointed with the lack of vision for this proposed development. The precinct site was an amazing opportunity to create something really special in the centre of Chorlton, to include housing, social housing, green spaces and retail opportunities. This is a monstrous eyesore. I have absolutely no problem with more houses and flats being built or with the use of brownfield sites - but not like this.