

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: Reasons for objection:

The scale and mass of the proposal is entirely out of character with the surrounding 2 storey Victorian retail and residential environment and will present itself as an overbearing imposition on its surroundings.

The design and material selections are entirely out of character with its adjacent neighbours, brick buildings and slate roofs.

The justification of multiple high rise structures, based on the existence of a single office block, which is set back from the public realm and therefore currently unobtrusive, is not relevant, nor is it acceptable as a justification.

There is insufficient car parking provision, local side roads are already congested with parked cars. The addition of more cars vying for space on adjacent residential side streets will adversely affect pedestrian safety and negatively impact the provision of available parking amenity for existing local residents.

The proposal significantly impacts the availability of retail space in comparison to the previous shopping arcade. As a result there will be a net reduction in employment opportunities retail jobs.

Chorlton is renowned as a hub for independent traders, this development will not present significant opportunities to nurture and encourage local trade, as the retail space is net negative compared to the arcade.

Chorlton benefits from an integrated community across a wide range of incomes. The lack of affordable provision in this scheme will artificially skew the local demographic towards those fortunate enough to be able to afford to buy. This is not generally reflective of the broad mix of rental and owner occupiers in the locality. As such the proposal, without significant affordable provision, is at odds with the reality of differing income ranges in its surroundings.

There is a net reduction in the provision of public realm for local residents.

The scale will burden the local community with additional traffic, transportation demand and requirement for a significant increase in local service provision, policing, schools, medical services, etc. However the proposal does not contribute to any of these burdens on the local community, who will be faced with more delay and impaired services as a result.