

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 lodge my objection to this scheme for the following reasons:

- 1 - Excess height exceeding the MCC framework for this site
- 2 - Excess height compared with surrounding areas therefore setting precedent for unknowable damage, which does not seem to have been considered
- 3 - Excess height compared with surrounding areas therefore dominating many local properties with negative privacy implications which do not seem to have been considered
- 4 - Excess height of this suburn unprecedented vs other MCC suburbs - ie unreasonable / unequitable
- 5 - Excess height imposed unreasonably due to any/all above.

Actions or feedback I request for consultation to be demonstrably meaningful:

- 1 - Statements/evidence of how MCC have understood and/or guided financial models of all interested parties - specifically including GM Pension Fund and all development parties.
- 2 - Evidence of alternative options with key metrics of buildings (eg heights, bedrooms per property, tenure type, building costs, expected sale/rental values) undertaken so far and MCC

analysis of informed decisions for all relevant factors (as determined by MCC but including social mix, housing policy objectives, revenue/profitability for relevant stakeholders including GM Pension Fund and all developers).

Furthermore, my objections relate to this overall development replacing a community centre, with shops and cafes with a residential development with just a token of inadequate shops.

This development is going to destroy the community. Instead of what could have been a fantastic opportunity for a communal centre with shops, services and retail offers, this is just more housing.

By comparison, the Wythenshawe town centre vision is delivering what the neighbourhood needs. Whilst in Chorlton, this proposed development is destroying what was and could be the vibrant centre of a once thriving neighbourhood.

This development needs to adapt and take lessons from the Wythenshawe civic centre region vision and not just be allowed to continue as is.

This development should be delivering against the Climate Change Framework, ensuring it is supporting Manchester's zero carbon by 2038 commitments, delivering BNG effectively onsite and ensuring it is in keeping with the neighbourhood (10 storeys much too high) and helping deliver the new Our Manchester Strategy - helping to create thriving communities.

Currently this proposed development is on course to destroy the community and prevent Chorlton from bringing a thriving, independent neighbourhood.