

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: I am writing to formally object to planning application 142652/FO/2025, on the grounds that the current plans have dramatically changed from the initial proposal that was presented to the community and stakeholders.

The original proposal, as I understood it, had a significantly different scope and character, which was more in keeping with the local environment and community expectations. The revised plans represent a substantial departure, both in scale and nature, from what was originally put forward. These changes were not clearly communicated to the public, and I do not believe that adequate opportunity has been provided for consultation on the new design. There is also a sense that the changes have been 'sneaked through' somewhat which feels unsavoury.

I think the change in plans will have an impact on the following and certainly not for the better: density (the immediate area cannot cope with the increased housing provision being proposed); it is extremely disappointing that the retail provision is so low which is drastically worse to the previous precinct provision which will have an economic impact on the area and those local retailers who rely on the businesses currently present; parking is already tight in the immediate area and will no doubt be made much worse following the development; noise and disturbance will increase; the application is woeful in relation to renewable energy provision (the development cannot be equipped with 'meaningful' solar panels); the landscape provision seems poor; there is a sense that due to the height of the proposed blocks this will have an impact on daylight and

sunlight.

I am deeply disappointed and concerned that such drastic alterations undermine the integrity of the planning process, particularly if they have not been subject to the same level of scrutiny as the original application. It is vital that the community has the opportunity to comment on changes at this level before any final decision is made.

I respectfully request that this application be reconsidered or deferred until a proper consultation can take place based on the revised plans.

Regards