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've seen this pattern repeated so often: a developer proposes a community-oriented project, complete with green spaces, social housing, and shops, and in character with the surroundings, or at least not wildly out of character. It's approved, demolition work begins. Soon after, the developer submits a new proposal: less green space, no social housing, fewer shops, more units, bigger buildings, much different from the surroundings. And because they've already started, and we might as well keep going, and it's still good because we do need housing of all types, the changes get approved. So where the council had aimed for something that would benefit the community in a number of ways, we end up with something that is mainly for the financial benefit of the developer. Objections to the new project are characterised as being from the same group of complainers that always object to any change, and who objected to the original project, even though the new version is a markedly different beast than the first version, and some of the people now objecting actually supported the original version (I did, for one). But it also doesn't raise nearly as much objection as it would have in the first place, if it had been the original proposal, because people have stopped paying attention.

I beg the council to stand firm on what it was ready to allow, and what was agreed. It's important, partly because there were reasons that it was agreed that way to start with (community building, judgements about the area, infrastructure, community needs, etc.), and partly because this bait-and-switch tactic for planning needs to stop.