

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 am not opposed to the general principle of having housing built on the old precinct site, with some space for shops and businesses, plus open public space. However the plans do not lend themselves to a district centre style development, which is what we need.

I think the height of the blocks along Barlow Moor Rd is far too high. They are totally out of proportion with other buildings in the centre of Chorlton. Although the example of Graeme House is given as precedence for this height, it was set well back from the road and was hardly noticeable from the local streets. The proposed blocks of 8 and 10 storeys are far too high and would literally overshadow the open space on the Barlow Moor side.

Despite a set back on the top floor, the roof height of these buildings is unbroken and so will be seen as a large monolithic block. At 10 storeys block A will cast a shadow not only on the footpath to the north but also across the footpath (and potential future public realm) to the front of the picturehouse.

There is no access part way down the site on Barlow Moor Rd for the general public through to the new pedestrian street, as there was previously through to the car park, which made it a more welcoming and less intimidating or overpowering vista. So there are no visual clues to those on Barlow Moor Rd that there is a pedestrian street and some open space behind the monolithic blocks to make it seem like the public are welcome into the site.

There is no precedent for buildings at this scale that directly address the street anywhere in Chorlton. The impact of this building and the contrast with the existing scale of adjacent buildings

is clearly demonstrated by the view down Warwick Road (7.5.3 in the Design and Access Statement)

These large scale buildings will impact the pedestrian experience at ground level, both in terms of over shadowing and also the altering of air flow at ground level. This will not only affect the existing streets but also negatively impact the new pedestrian street that cuts diagonally through the site. The buildings that line this street are 6 storeys in height creating a valley effect with large unbroken facades channelling the air flow through the street. This street will also be in shade for large parts of the year due to the scale of block A and block D (10 and 6 Storeys)."

The company seem to have ignored the main feedback they got from the public to their last consultation, that the blocks, especially on Barlow Moor Rd are far too high.

There is no firm commitment to social housing, only if they can get a grant. If there are not homes for social rent, then the 'affordable' housing will be well out of reach for low income households. The allocated space for shops or other small businesses does not allow for the possibility of a large store, such as the previous Quality Save, which is one of the main ones we local residents miss. There is no guarantee that the rents for shops and businesses will be affordable for local and independent ones, despite the so called commitment to making them available for this. The proposed green spaces are too small, especially given the high density of homes on the site.