

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 have reviewed the application. I am broadly in support of the redevelopment particularly as it was described at the earlier consultation with the developers.

However things seem to have changed and I have concerns that the additional scale and height of the buildings now presents as an over development of the site.

Graeme House may set a precedent for building height as an 8 storey building, but it is set back within the site.

The proposals for 8 and 10 storey building along Barlow Moor Road, despite a set back on the top floor, is overbearing. The roof height of these buildings is continuous and so will appear as a large monolithic block. At 10 storeys, block A will overshadow the land to the north to the front of The Picture House.

There is no precedent for buildings at this scale that directly address the streets anywhere in Chorlton and it is a huge unacceptable contrast to the scale of surrounding buildings.

These large scale buildings will affect pedestrians' 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 and will create a wind tunnel

effect. 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).

In summary these impacts are due to the proposal for the site constituting over-development.