

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'd like to preface this comment with the acknowledgement that housing is absolutely required in and around Chorlton (and the rest of Manchester for that matter) and I think this site is a perfect location for such, but I wholeheartedly object to the proposed design within this planning application.

Firstly, I think it's appalling that 10 storey blocks are being proposed within the heart of Chorlton, a low-rise residential area. The East Block A (10-storeys in height) will completely overshadow the neighbouring buildings, especially the historic Chorlton Picture House. The axonometric images used on the 'One Chorlton' website fail to accurately portray the height and scale of these residential blocks. The angle in which the 'Scale & Layout' image has been drawn suggests that the East Block A is the same height as West Block D (6-storeys in height) despite being almost twice as tall. This image is at best misleading and, at worse, deliberately hiding the true height of these proposed blocks. Nothing about this scheme is designed for a human scale - a scale which the surrounding area very much reflects.

Whilst the pedestrianisation of Manchester Road through the middle of the site is a welcome addition, the green buffer zones running the perimeter of the site does nothing but further separate increasingly distinct areas of Chorlton, exacerbated by the closing of the precinct so far in advance of any work being undertaken on the site. Barlow Moor Road is an integral route through the centre of Chorlton and we should be activating this highstreet, encouraging the connection

between the north and south of Chorlton. The proposed design shows a complete lack of understanding of how Chorlton currently operates and the issues it is currently facing. Whilst proposing ground floor retail units provides some level of street level activation, the green buffer zone creates a barrier from the established pedestrian routes.

I also have an issue with the lack of carparking provided within the site. Yes we should be encouraging more active travel but, given this area of Chorlton is already over run with cars and street parking is a nightmare, the addition of 200+ flats without adequate parking provision is incredibly short sighted. This again shows a lack of understanding of how the area actually operates.

A recent publication from PJ Livesey, dated October 2025, quotes 'around 20% will be affordable'. Given the already astronomical house prices in Chorlton and the increasing prices elsewhere in Manchester this doesn't fill me with hope. We should be encouraging healthy, mixed tenure living and not further pricing out those who cannot afford to live here.

This proposed design is not consistent with the scale, character and appearance of the surrounding area. It is incongruous in function and design. It would completely change the atmosphere of Chorlton and not for the better. I agree that housing should be proposed on this site, but absolutely not of this height and scale.