

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: While I support the regeneration of the precinct and the principles of sustainable, mixed-use development in my local community, I have serious concerns about whether the proposal sensitively integrates into the urban fabric of Chorlton as set out in the Chorlton Local Infrastructure Framework (LIF) - February 2025. The reasons being:

1) Scale and Massing

The inclusion of buildings up to and including 10 storeys is out of character with Chorlton's predominantly low-rise (generally 2-3 storeys) architecture and it risks not only disrupting the visual continuity of the village centre but also sets a precedent for further high-rise development in Chorlton. Although Graeme House is situated in that location currently it is a single building, not one of many. Six planned blocks of flats (no houses) is far too many for the site - very high density living on this scale is not commonplace in Chorlton, Is there a building height restriction policy in place for local areas such as Chorlton? There is not enough parking planned for the amount of housing - this will greatly impact the surrounding streets and residential areas which already struggle to cope,

2) Visual Amenity and Public Realm

While the proposal includes welcome green space enhancements (e.g. linear park, courtyard garden), the visual impact of the currently proposed high-rise blocks I believe will undermine these efforts. The current

development design creates a sense of enclosure and reduces the open, leafy feel that defines Chorlton. The proposed green space is too small, trees will be lost and any newly planted will take years to become established and break up the barren brickwork. In addition, the architectural design of the proposed developments is also ugly and unaesthetically pleasing especially for a development of such high-density housing which will dominate the heart of Chorlton coming so close to the roads. I have no objections to innovative architectural design, this however is dark, unattractive and unappealing. This building designs would deeply affect my civic pride for the area in which I live and socialise.

3) Affordable Housing and Inclusivity

The affordable housing offer of 49 social-rented and 4 discounted sales units is entirely dependent on external grant funding and is no longer guaranteed by the developers. This introduces uncertainty and may limit the scheme's ability to deliver on the LIF's goals of inclusivity and social balance unless it is mandated that the affordable housing provision is not reduced due to lack of funding.

4) Commercial Use

The reduction in commercial space from over 3000 meters squared when the precinct was closed to the existing 975 meters squared may weaken business use of the space if the 11 units have 88 meters square each in which to operate. This would also have to include welfare facilities such as WCs and food preparation areas and is not sustainable for restaurants and cafe owners as the space is too small. It additionally limits/restricts the reintroduction of large stores such as Quality save.

5) Recommendations

Reconsider the architectural design and height of the tallest blocks to better reflect Chorlton's scale and visual/ aesthetic amenity. Guarantee a minimum level of affordable housing regardless of grant outcomes. Explore opportunities to expand commercial space to support local enterprise and potential larger retailers.