

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 am writing to add my objections to the planning permission proposal regarding the redevelopment of Chorlton precinct.

Firstly, it has been brought to my attention that the plans submitted are nothing like the plans that were circulated to residents in the consultation phase. How is it acceptable to radically change plans from the ones that residents were initially shown and asked to comment on. I don't believe that these new proposals have been shared as widely as the initial plans. The plans have changed so substantially, and yet businesses and residents have not been given the time to assess or comment. This feels intentionally underhand.

The initial plans included social housing. These new plans do not. The new plans consist of exclusively multi-story blocks of flat. This is not in keeping with the local housing stock and I strongly object to this. I object to these multistory blocks, which won't blend into the surrounding buildings and open spaces, especially as the new plans indicate the flats will be built kerbside and not behind trees which was on the initial proposals.

Graeme House was set back from the main road which meant that it didn't feel imposing. The same can't be said for these new proposals. I object to the heights of the new flats - most chorlton houses are just 2 or 3 stories high - these are 6, 7, 8 and 10 stories. That is too high for this residential area. Six blocks of flats are too many for this site - and there are now no houses either. I don't believe there is sufficient infrastructure for this level of development - in fact, there is insufficient infrastructure as it is for the number of new properties being built in Chorlton without

adding these 262 flats.

This is a massive overdevelopment of Chorlton precinct, and will lead to a reduction in living space, parking availability and loss of green space. Traffic in this area (I live in Longford Road) is getting worse, and the resulting air pollution is also worsening. These additional properties will worsen congestion and air quality.

These new plans also scale back on retail units - a 50% reduction in the number of outlets compared to the original proposals.

Whilst I am in favour of redeveloping the precinct, I am strongly opposed to these new proposals, to the building of multiple multi-story blocks, in an otherwise low rise suburb.

I hope that at the very least these new plans will be put to consultation with local residents and that the council will be more open about their plans. If this is not possible, then I hope that the planning committee will take on board objections submitted, reconsider, and submit new plans which are more in keeping with the environment, the area, and more similar to the original plans put out for consultation.