

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: Here's a strong, structured objection letter you can submit for planning application 142652/FO/2025. It highlights height, loss of shops, lack of through routes, and other key concerns.

Subject: Objection to Planning Application 142652/FO/2025 - Chorlton Precinct Redevelopment

Dear Planning Committee,

I am writing to formally object to planning application 142652/FO/2025 concerning the proposed redevelopment of Chorlton Precinct. While I support thoughtful regeneration, this proposal raises serious concerns that I believe warrant reconsideration.

1. Excessive Building Height and Density

The proposed tower blocks-rising up to 10 storeys-are wholly out of keeping with the character of Chorlton. This area is defined by low-rise buildings, human-scale architecture, and a village-like feel. The scale and massing of these blocks will dominate the streetscape, overshadow nearby homes, and fundamentally alter the identity of the neighbourhood.

2. Loss of Local Shops and Community Assets

The development threatens the removal of long-standing independent shops and services that form the heart of Chorlton's community. These businesses are not just commercial units-they are social hubs and part of our local heritage. Replacing them with generic ground-floor retail in high-rise blocks risks eroding the unique character of our high street.

3. Lack of Through Routes and Permeability

The proposed layout appears to restrict pedestrian movement, with limited through-ways and poor connectivity. This contradicts previous community consultations that emphasised walkability and open access. A closed-off precinct will discourage footfall and isolate residents.

4. Departure from Original Housing Intentions

Initial plans suggested a mix of housing types, including family homes. The current proposal is overwhelmingly flats-262 units across six blocks-with no provision for houses. This fails to meet the diverse housing needs of the area and risks creating a transient, imbalanced community.

5. Inadequate Infrastructure and Facilities

There is no clear provision for essential infrastructure-such as GP surgeries, schools, or community spaces-to support the influx of new residents. Without these, the development will place unsustainable pressure on existing services.

6. Traffic, Light, and Noise Pollution

The scale of the development will significantly increase traffic congestion, particularly around Barlow Moor Road and Manchester Road. Tall buildings will reduce natural light for surrounding properties and increase noise levels during and after construction.

7. Visual and Cultural Incompatibility

The design language of the proposed blocks clashes with the surrounding architecture. Chorlton deserves a development that reflects its creative, independent spirit-not one that imposes generic urban density.

In summary, this proposal prioritises volume over value, and density over dignity. I urge the Planning Committee to reject this application and work with the community to develop a plan that truly reflects Chorlton's needs and character.

Yours sincerely, [REDACTED]