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:1) The proposed buildings are too high and do not fit in with the average height of buildings in Chorlton. Light levels will be reduced - the sun will be blocked earlier than currently during evenings, leaving my garden [redacted] in shadow.

The reference to the height of the existing Graeme House is not appropriate, since Graame house is only a single building and more offset from the road. The proposed development consists of multiple buildings of considerable height, closer to the road. Graeme House is itself an eyesore, approved in 1969 in the middle of a phase of the construction of inappropriate architecture. It should not be used as a precedent - instead the surrounding 3 storey buildings should be used as a benchmark.

2) The block fronting on to Wilbraham road in particular does not fit in with the look and feel of the neighbouring buildings. The stye of the facade is ugly and does not match the existing architecture on that side of the road. The height (4 storeys) does not align with the neighbouring properties (2 / 3 storeys).

3) It's an over-development. 262 flats will introduce a huge strain on resources in the centre of Chorlton. No additional GPs / schools / dentists / other infrastructure are being constructed to cater for the increase in population.

4) Not enough retail space. The number and size of units is much less than the Chorlton Precinct which will be replaced. There are no large retail units planned, of the size of Quality Save.

5) Not enough parking for the residents and shoppers. Parking is already a huge issue in Chorlton, with nearby residential streets already full of parked cars, making it header for residents to find a parking space (especially residents with reduced mobility, etc). Lack of parking spaces in the new development will cause an overflow of additional parking in neighbouring residential streets. This increased traffic will cause additional danger to residents. E.g. school children not being able to see the road properly before attempting to cross, due to parked cars blocking the view.