

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: My objections are in relation to the over-provision of accommodation on the site and its knock-on impacts on car parking in the area, and the visual detriment deriving from the height of the proposed buildings.

The development has moved from one of 'up to 200 homes and retail destinations' (per the initial conversation July/August 2023) to a more concentrated accommodation-focussed development, hence the proposal to extend accommodation up to 10 storeys, which is ludicrous in Chorlton as a neighbourhood, where existing accommodation is nowhere near this height in terms of storeys.

The new proposed development is for over 260 units: this is an increase of c.30% in the accommodation numbers, and while it is welcomed that the plans include affordable/social housing there is no guaranteed number of these in the plans.

The submitted plans have car parking spaces for 164 cars - assuming that all households will own just one car that means c.100 additional cars will be parked on surrounding streets where parking provision is already extremely tight, not allowing for multiple car ownership within individual households. That increase in parking congestion is a direct result of increasing the number of housing units in the scheme. What mitigations are proposed to deal with this?

I question the provision of a ten-storey accommodation block fronting onto Barlow Moor Road. While the proposed construction finish might be in keeping with the brick colour of existing

Chorlton buildings, the size of that building is completely not in keeping. The only similar building of that size is Graeme House, which is to be demolished as part of this development. Which begs the question why is the tallest building in the proposed development not situated in the middle of the site (as Graeme House was), thereby reducing the visual impact of the building's height. Visually it would work better if the Block C site were 10 storeys and Blocks A and B both 6-7 storeys. (Not that I agree with the overall number of accommodation units proposed across the entire scheme, see point about parking earlier.)

I have not been able to find within the planning statement any meaningful analysis of the impact on public services arising from the introduction of over 262 new households into a small area where previously there had been none. Is this not a significant material consideration that should have at least have had some exploration in terms of planning the development and the impact on the existing wider community and services?

Finally - and in relation to the last part - this is a significant and long-awaited development in Chorlton. The consultation has been welcome, and a lot of thought has gone into the proposals, meaning that there is a large amount of information for residents to digest in the planning application. Given the significance of the proposal it would have been fairer to have allowed more than one month between validation of the plans and the close of the consultation period.