

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: I am writing as a local resident to submit comments on the above planning application. While I support the principle of redeveloping this site and recognise the pressing need for additional housing in Chorlton, I have several concerns about the current proposals that I would urge the Council to consider carefully.

1. Overshadowing and Scale of Development

I live directly behind the proposed Blocks D and E and am concerned about the impact of these buildings on daylight and overshadowing. The proposed height and massing risk significantly reducing natural light to neighbouring properties. In addition, the height and proximity of Blocks A and B to the road will have an overbearing effect on the streetscape on Barlow Moor Road. The tallest building currently on the site, Graeme House, is set back and lower in height and does not establish a precedent for this scale of development. A more sympathetic approach to height and layout would help ensure the development integrates better with its surroundings.

2. Loss of Public Parking and Impact on Highway Safety

The application proposes the removal of nearly all public parking in the car park behind Graeme House. This is of serious concern. The area already suffers from unsafe parking behaviour, including vehicles parking fully on pavements outside the former Co-op funeral home site. This creates particular access and safety issues for the nearby primary school, GP surgery, and local residents. The loss of public parking, combined with additional demand generated by the new

residential and retail units, will worsen this situation. I would urge the Council to require a more robust parking and traffic management plan before the application is approved.

3. Reduction in Retail Provision and Public Space

I welcome the inclusion of both housing and retail in the proposals. However, I am disappointed by the reduction in retail space in the proposals compared to what is currently on the site, particularly the lack of provision for larger retail units like the one previously occupied by Quality Save. The loss of public space is also concerning, as well-designed public areas contribute to the vibrancy and accessibility of local centres.

4. Traffic Generation, Air Pollution and Community Impact

Given the proximity of the site to a primary school and GP surgery, I am concerned about increased traffic during and after construction. The cumulative impact on road safety, air quality, and general disturbance should be given full consideration, and mitigation measures should be required as part of any planning approval. The proposed development will significantly increase the number of residents in the area, bringing more vehicles and higher demand for parking, while simultaneously reducing the number of public parking spaces. This is likely to result in more illegal parking, vehicle idling, and congestion - all of which contribute to poor air quality. This is particularly concerning in a neighbourhood with key public services nearby and where many children and elderly people are present on a daily basis.

5. Need for Coordinated Planning Across Chorlton

I am also concerned that the development appears to be considered in isolation, rather than as part of a coordinated strategy for the wider area. There are several other major developments either approved or underway in Chorlton, including the former Co-op funeral home opposite the site on Barlow Moor Road, the housing currently under construction on Albany Road and the former Chorlton Baths site, and the proposed development on Ryebank Fields. According to the applicant's own Health Impact Assessment Report (March 2025), this single proposal for 262 residential units would exceed the target average annual provision for the March 2021-2027 period in South Manchester and would account for over half of the total target for new residential units in the area over that six-year period. While I fully recognise the importance of increasing housing supply, it seems unreasonable and unsustainable for one site in Chorlton to carry such a disproportionate share of the burden. I would strongly prefer lower-density housing and a more balanced distribution of development across the wider area.

In conclusion, while I support the redevelopment of this site in principle and welcome the inclusion of mixed-use elements, I believe that the height and density of the proposed development, the reduction in retail provision, the loss of public parking and space, and the risks to air quality and traffic safety require revision.

I would welcome amended plans that respond more sensitively to the local context and the needs of the community.