

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: Dear Case Officer Robert Griffin,

I would like to put forward my comments re. application 142652/FO/2025.

Whilst I understand the need to develop the area in question, I feel the scale of development is inappropriately large and will negatively impact the Chorlton area and its residents. My comments in summary below:

- Too high for Chorlton: Most Chorlton homes are 2 or 3 storeys high. To erect buildings of 6, 7, 8, and 10 stories in the heart of the town, will significantly impact on both the appearance and neighbourhood feel of the area. The proposed plans feel far more appropriate for Manchester City Centre and not for a leafy, village-like suburb. I don't believe that the plans reflect existing Chorlton architecture as has been previously referenced.

- High-density living conditions: My greatest concern is the sheer size of the development and the significant increase in population this will bring to the town. The proposed increase in residents will put significant pressure on the area, which is already busy, with high levels of traffic and footfall (particularly in rush hour given proximity to Oswald School). The number of cars alone is already an issue in the area, plus difficulty parking, and this will only worsen.

Lack of infrastructure: There is no clear plan as to how the local infrastructure will be adapted or enhanced to accommodate this new influx of residents (schools, doctors, supermarkets etc.). This development, alongside the proposed plans at the Ryebank Fields site, need appropriate

infrastructure plans to accommodate the increased number of residents they will create - I would like to see more detail of the consideration that has been taken to mitigate issues of overcrowding/ oversubscribed facilities to this affect.

- Lack of diverse accommodation: It is disappointing to see that there are no houses proposed on the site. The proposed 262 flats seems far too dense for the site location. This lack of diversity in the type of accommodation is likely to result in many young professionals/students flocking to the area and I fear will reduce the diverse mix of residents which make Chorlton the town that it is today.

I appreciate your consideration of these comments in order to ensure this is a successful and sustainable development for the future of Chorlton-cum-Hardy.

Thank you.