

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: With reference to application reference 142652/FO/2025

The development is too high. Nowhere on the high street is there a building of this height. Most homes in the area are no more than 4 stories. The current high rise office building, Graeme House, is tucked away and of softer coloured materials. Several bright red brick CK buildings of 6 to 10 stories will overwhelm and significantly change the character of the area.

These plans would bring a large number of residents to a small area, increasing vehicle congestion, where there are already stretched facilities for GP etc. the local infrastructure will not support this in an area where there are already a large number of new homes being developed. The plan removes the civic centre which the area of the precinct could have provided with shops away from the main road. There is no large retail space for a shop such as quality save which was very popular. The plans provide limited green space and destroy some existing trees.

There is no guarantee of social housing on the site and insufficient parking which will lead to massive issues in the area. Such increased traffic will be dangerous to the school children on the adjacent road. There is also insufficient parking for shoppers such as disabled people and those with children who are shopping.

I believe the design is inappropriate for the location.