

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 object to this proposal on the following grounds:

- 1 - Excess height exceeding the MCC framework for this site
- 2 - Excess height compared with surrounding areas therefore setting precedent for unknowable damage, for which no consideration has been shown
- 3 - Excess height compared with surrounding areas therefore dominating many local properties with negative privacy implications and reduced light, for which insufficient consideration has been shown
- 4 - Excess height of this suburban development unprecedented vs other MCC suburbs - ie unreasonable / unequitable
- 5 - Excess height to meet both low-cost housing and profit expectations (GMPF and developer) without appropriate transparency

Actions or feedback I request for consultation to be demonstrably meaningful:

- 1 - Statements/evidence of how MCC have understood or negotiated financial models of all interested parties - specifically including GM Pension Fund and all development parties.
- 2 - Evidence of alternative options with key metrics of buildings (ie heights, bedrooms per property, tenure type, expected sale/rental values) undertaken so far and MCC analysis of informed decisions for all relevant factors (as determined by MCC, for example social mix, housing

policy objectives, revenue/profitability for stakeholders including GMPF and all developers).