

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: I am writing to formally object to the proposed planning application for the erection of six residential buildings ranging from 4 to 10 storeys in height, providing up to 262 dwellings, along with commercial units, infrastructure works, and landscaping.

While I support thoughtful regeneration and appropriate housing development, I have serious concerns about the scale, impact, and suitability of this proposal for the following reasons:

1. Overdevelopment and Excessive Height

The proposed height of up to 10 storeys is inappropriate and out of keeping with the surrounding built environment, which is predominantly low to mid-rise. Such a dense and vertical development will result in:

Overbearing impact on neighbouring properties

Loss of light and privacy to existing residents

Negative change to the local skyline and character of the area

2. Traffic Congestion and Parking Strain

The development proposes 262 new homes and additional commercial units, which will

significantly increase:

Local traffic volume, placing strain on existing road infrastructure

Parking demand, even with the inclusion of basement/ground-level parking, particularly during construction and at peak times

Risk to pedestrian safety, particularly if vehicular access points are poorly managed

3. Pressure on Local Services and Infrastructure

An influx of new residents will add pressure to already stretched local schools, GP surgeries, public transport, and utility networks. The application does not adequately demonstrate how the local infrastructure will accommodate this sharp increase in demand.

4. Loss of Heritage and Community Value

The proposed demolition of existing buildings and structures fails to acknowledge any potential historic or community value they may hold. The character of the area could be lost in favour of high-density development with little contextual sensitivity.

5. Environmental and Amenity Concerns

While landscaping is mentioned, it is unclear whether adequate green space, tree planting, and biodiversity enhancements will be provided. The development should include:

Sustainable drainage systems (SuDS)

Measures to mitigate noise and air pollution during and after construction

Genuine public realm improvements, not just token hardscaping

Conclusion

This proposal represents an over-intensification of the site and is not in line with the principles of sustainable, balanced development. I urge the Planning Authority to refuse this application unless significant revisions are made to reduce its height and density, ensure infrastructure support, and protect the area's character.