

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 strongly object to this planning application for 2 main reasons:

- 1.) it will destroy a vital element of community cohesion for Chorlton - namely a safe, pedestrianised shopping area which offered multiple retail outlets and replace this invaluable asset with a cluster of residential apartment blocks, thereby representing a complete loss of civic amenity. The token offer of a few retail spaces on Manchester Road in no way compensates for what is being lost - it is an absolute travesty.
- 2) The amount of additional traffic generated is going to blight the surrounding streets and neighbourhood - where I happen to have been a resident for the last 25 years.

Two additional points of detail further to consulting the environmental statement appendices:

- 1) Appendix 6 D 'Cumulative Traffic Impact' contains a table with Oswald 'Lane' referenced - I assume this should be Oswald Road, where I live. In addition to being a residential street, Oswald Road provides access to two local primary schools and in addition is already subject to excessive usage as a cut through/shortcut linking Wilbraham Road to areas to the north-east and north-west. I therefore find it wholly inadequate and deeply concerning to see in the table that Oswald Road (Lane?) is an orange cell with the annotation 'baseline traffic counts not available however impact of development is very limited or zero therefore further analysis is not required'. I am deeply disturbed by this apparent fundamental oversight and expect it to be addressed as a matter of urgency and prior to any application being considered and determined. Oswald Road can't deal with any more vehicular traffic and this proposal will inevitably lead to an increase such usage with

associated health and safety risks.

2) The BNG metric document - I am unable to interrogate this in detail as the majority of the worksheets can't be opened due to macros being identified as potential risks on my computer. Nonetheless, I can access the headline results which show a red result - 'input errors/rule breaks present in metric'. I am unable to ascertain what this actually means but it would appear to indicate non-compliance with the metric requirements.