

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 am writing to formally object to the above planning application for the redevelopment of Chorlton precinct. Please add this letter to the planning file and ensure the points below are raised at the appropriate meetings.

The revised proposals differ significantly from those originally shared with residents. The initial plans were widely publicised and included a mix of housing types, including social housing. In contrast, the new plans consist solely of multi-storey apartment blocks and have not been adequately publicised. This lack of transparency undermines public engagement and trust.

The proposed buildings are out of keeping with the area's character. Chorlton is a predominantly low-rise suburb, and placing large blocks directly on the kerbside, unlike Graeme House, which was set back, will create an overbearing and inappropriate streetscape.

There is no clear plan for supporting infrastructure. Over 260 new flats will place unsustainable pressure on local roads, parking, green spaces, and services. Traffic congestion, especially during events at Old Trafford, is already problematic, and this development would worsen air quality and public health risks.

The removal of the social housing commitment is deeply disappointing and contradicts previous promises made during public consultation. Similarly the reduction in retail units, estimated at

around 50% fewer than in the original proposal, undermines the aim of revitalising Chorlton's high street.

I support the principle of redevelopment, but strongly object to this version of the plan. A lower-density, house-based scheme with improved green space, community facilities, retail space, leisure provision, and NHS services would be far more appropriate and better serve local needs.