

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 have concerns about the scale of the buildings and over development of the site.

The existing 'Graeme house' is an 8 storey building (with a small section at 9 storeys), however it is set deep within the site.

The proposals suggest an 8 and 10 storey building along Barlow Moor Road. There is no precedent for buildings at this scale that directly address the street anywhere in Chorlton.

Despite a set back on the top floor, the roof height of these buildings is unbroken and so will be read as a large monolithic block, resembling tenements. At 10 storeys block A will cast a shadow not only on the footpath to the north but also across Nicolas Road (and potential future public realm) to the front of the picturehouse.

These large scale buildings will impact the pedestrian experience at ground level, both in terms of over shadowing and also the altering of air flow at ground level. This will not only affect the existing streets but also negatively impact the new pedestrian street that cuts diagonally through the site. The buildings that line this street are 6 storeys in height creating a valley effect with large unbroken facades channelling the air flow through the street. This street will also be in shade for large parts of the year due to the scale of block A and block D (10 and 6 Storeys). Rather than this space being an inviting public realm it will be an uninviting dark and windy corridor.

Although some attempt at public realm has been made with the 'podium' garden this has little connection with the retail offerings so may be pleasant but is largely hidden and not form part of any real focus for Chorlton. Nicolas Road could provide an ideal public realm and focus if pedestrianised. This side of the developments retail space would then benefit from higher footfall whilst adding to the offering in the public space and complement the future redevelopment of the Picturehouse (Co Op Funeral parlor). Overdevelopment casting shadow would significantly compromise any new public realm in this area.