

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 do not see that the size, appearance, layout and density of the proposed development is in keeping with the residential and business area in which the proposed development sits.

Currently there is one building above 3 stories and 6 are planned. This was an office block with adequate parking and multiple retail outlets.

Within the neighbouring streets there are no other buildings of the same height or density of structures.

Chorlton is mainly made up of period properties with Manchester City Council strictly controlling the planning to ensure any changes are in keeping with the current housing stock.

Should the proposed development be made up of residential homes with period features of a maximum of 3 stories high, it would be more in keeping with the local housing stock.

Having reviewed the plans, the public parking is being lost without adequate parking for the new residents or visitors to Chorlton. This will create even more congested streets as parking will need to be on the street. This is already a problem at junctions, as can be seen from enforcement notices needing to be implemented.

The existing public transport infrastructure is not sufficient in peak periods to accommodate the addition of at least 262 more users

Recent planning permission has been given for development on the site of the old swimming baths

(55 homes) and on the approach to Morrison's. In addition to the development overlooking Chorlton Park. This is going to add more users to local transport including public and road users, I do not see how a further development of this size can be accommodated.

With these new developments and with the loss of the Chorlton Cross Shopping Centre there are not enough local services to support the local community. We have lost multiple retail outlets with the number of pharmacies reduced from 3 to 1, no local butcher or greengrocer present.

The new development does not include doctors, dentists, schools, pharmacies. All services that are already under strain and demand is being added by the new developments already under construction.

In summary the development is not in keeping and too large for the location