

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: Planning comment on Chorlton Square proposal

This new proposal seems to have landed with little warning. I received a leaflet and was able to comment on a previous version - but not this one. That lack of community engagement undermines trust, especially given the damage already done by evicting shopkeepers before obtaining planning consent.

The Chorlton community supports housing on this site, and values affordable housing - but this proposal is wrong in scale, character, and process.

The scale is excessive and harmful. The 10-storey block (A) fronts directly onto Barlow Moor Road - a major change from the previous 10-storey Graeme House, which was set far back. As the Community Land Trust points out, this will overshadow the footpath and public realm, create a "monolithic block" effect and intensify wind tunnelling. There is no precedent in Chorlton for buildings of this height directly addressing the street. The visual impact, especially along Warwick Road, is stark.

The scheme prioritises density and volume over liveability and character. 262 flats in six large blocks - 10, 8, 6 and 4 storeys - feels like overdevelopment, with poor attention to the pedestrian experience, green space or microclimate.

The civic function is diminished. There are fewer shops than before, no large units for anchor stores, and no plan for a viable civic centre. Chorlton's identity is rooted in small independent shops, street life and community activity - not gated blocks and sunless walkways.

The social offer has weakened. The previous consultation suggested more affordable housing and stronger guarantees. These now appear diluted or absent.

This feels like a profit-maximising exercise that disregards both the site's context and the community's voice. It's especially disappointing given that the land is owned by the Greater Manchester Pension Fund - a public body, funded by local government workers.

I urge the council to reject this application and require a revised proposal that respects the character of Chorlton, delivers real community benefit, and properly involves local people.