

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: Re: Objection to Planning Application Ref: 142652/FO/2025 - Demolition of existing buildings and erection of six residential buildings (10, 8, 6 & 4 storeys) up to 262 dwellings, ground floor commercial uses, basement/ground parking, vehicle & pedestrian access, public realm works at Chorlton Square Shopping Centre, Barlow Moor Road, Manchester M21 9AQ.

I write as a resident of the local area and someone who is currently has view of the huge development on the site of the old Chorlton Leisure Centre. To register my formal objection to the above planning application. I respectfully request that the application be refused or significantly amended for the following reasons.

1. Scale, massing and impact on the character of the area

The proposal to erect six new buildings of up to 10 storeys significantly changes the scale of development currently in the locality. The scheme's tallest blocks would dominate the local skyline and appear incongruous with the prevailing built form of the surrounding residential neighbourhood. The current buildings are all two storey only. The building being erected on the site of the Chorlton Leisure Centre is already dominating the skyline and completely out of character with any other building in Chorlton and the proposal here is far worse in height and scale.

The sheer height and mass of the proposed buildings would create an overbearing presence for

existing homes in the adjacent streets and the health centre and school which is opposite this.

The proposed development risks eroding the character of the area and may set an inappropriate precedent for future intensification. It also is counter cultural to the ethos of Chorlton. The hoarding currently surrounding the site talks about local character and crafts, local businesses, all of which are the antithesis of this.

Given these factors, I believe the proposal fails to respect the local context and streetscape, and thus conflicts with the principle of good design.

2. Daylight, sunlight, overshadowing and privacy impacts

The applicant's documentation includes a Daylight, Sunlight & Overshadowing Assessment.

However, from my review I remain concerned about realworld effects on neighbouring properties:

The introduction of tall buildings so close to existing homes may lead to loss of light and increased overshadowing, particularly for properties to the north and east of the site. We can easily see this with the development on the site of the Chorlton Leisure centre. Already the properties across the road are in shade and these are all bars and cafes with outside seating areas, which are well frequented and now all in shadow, from a much smaller building.

Rear gardens, private amenity spaces and windows of existing dwellings may suffer unacceptable reduction in daylight, especially during winter months when the sun is lower in the sky.

The proposal could also lead to a loss of privacy for neighbours especially the school which will be overlooked and the health centre.

In light of the importance of residential amenity in policy, I submit that the likely adverse effects on neighbouring properties have not been satisfactorily mitigated.

3. Transport, parking, traffic congestion and highway safety

The application includes a basement and ground level car parking area, service yard and vehicular access arrangements.

I have the following concerns:

The uplift of 262 dwellings plus commercial uses will generate a significant number of additional vehicle movements, both during construction and once operational. This may exacerbate congestion on Barlow Moor Road and surrounding residential streets, which is already severe at times and in particular with the health centre and school.

The increased traffic might compromise the safety of pedestrians (including children and older residents) in the area, especially given current traffic levels - again note the health centre and proximity of the school.

The parking provision for these 262 dwellings is unlikely to be sufficient and will certainly not be sufficient for the businesses which will be so important for the character of Chorlton. Parking is already stretched and may be insufficient or encourage overspill parking in surrounding streets, thereby harming the amenity and safety of existing residents. Already we are concerned at the impact of the development on Manchester Road on the site of the Chorlton Leisure centre of 55 flats and almost no parking, Parking is already severely limited on all surrounding streets even before this development and this is only 55 flats. What will 262 do to the surrounding streets. you just need to walk around and realise that you already can't park anywhere. How will businesses survive without at least some parking.

Without robust mitigation measures and a clear demonstration of acceptable traffic/parking impacts, the development presents a risk to highway safety and residential amenity.

4. Infrastructure capacity and local services

A development of this size places considerable demand on local infrastructure and community services such as schools, health services, public transport and open space. I raise the following issues:

It is unclear whether local schools or doctors' surgeries have capacity to accommodate the additional population without significant adverse impact. My surgery is the one in the shadow (literally) of the proposed buildings. Such high density will lead to further delays in obtaining treatment.

Public transport and other sustainable travel modes may already be at or near capacity; adding such a large residential development may strain these further. Have you tried to get on the tram into Manchester in a morning. It is already at capacity in rush hour. The 84 is also full of students and people going to work at rush hour, either into Manchester or Loreto or Xaverian.

The public realm proposals and landscaping may fall short of providing genuinely usable amenity space for both new residents and the existing community. They appear mere flower beds rather than usable spaces.

I therefore question whether the infrastructure implications have been fully addressed.

5. Affordable housing, tenure mix and social impact

The planning documentation refers to an Affordable Housing Statement.

However, I am concerned that:

The proportion of affordable housing may be lower than required to meet local policy or community need. The current waiting list for people wanting social properties via Manchester Move ... (band 2 is the homelessness priority band)

- Average waiting times for applicants in Band 2 with a 2022 to 2024 award date for 1 bed general needs homes will be in excess of 3.5 years.

- Average waiting times for applicants in Band 2 with a 2022 to 2024 award date for 2 and 3 bed family homes will be in excess of 5 years and may be as high as 7 years.

- Average waiting times for applicants in Band 2 with an award date after 2021 for 4 bed and larger family homes will be well in excess of 6 years and may be as high as 10-12 years for those that have recently been placed in this band.

I doubt that this will address this massive issue. And whilst I am advocating for less housing due to the size of the development, it is the mix of affordable housing that concerns me more, with often only a very small percentage of any development being given over to affordable social housing.

6. Construction impacts and mitigation

Given the existing use of the site and the large scale of demolition followed by construction:

I am concerned about noise, dust, vibration, traffic disruption and other nuisance during the construction phase.

The submitted Construction Environment Management Plan must demonstrate clear mitigation measures for the duration of works, and should provide commitments for protecting neighbours.

The cumulative effect of construction impacts on local residents must be taken into account.

Summary

In summary, while I recognise the need for new housing, I believe that the proposed development in its current form would have unacceptable impacts on the character of the area, on neighbouring amenity (daylight, overshadowing, privacy), on local highways and parking, on infrastructure capacity, and on the quality of life for existing residents. It has the opportunity to provide a new

centre of Chorlton with a vibrant shopping area, but falls woefully short of providing this. For these reasons I respectfully request that the application be refused or that it be withdrawn and redrafted to:

reduce the scale and height of the proposed buildings;

improve the transition to adjoining residential areas;

secure more robust affordable housing provision;

ensure parking, traffic and infrastructure impacts are fully mitigated;

provide clearer assurances on construction management and neighbour protection.

Thank you for considering these representations.