

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: Objection to Planning Proposal for Construction of Flats up to 10 Storeys

I am writing to formally object to the proposed planning application for the construction of six blocks of flats, each reaching up to 10 storeys in height, within our residential area.

This proposal is deeply concerning for several reasons:

Incompatible Scale and Character: The proposed buildings are entirely out of scale with the surrounding area, which predominantly consists of terraced houses of two to three storeys. A development of this magnitude would drastically alter the character and aesthetic of the neighbourhood.

Overdevelopment of the Site: The plan to construct six blocks of flats represents significant overdevelopment. The density of the proposed buildings is excessive and will place undue pressure on local infrastructure and services.

Traffic and Congestion: The area already suffers from traffic congestion, and this development will exacerbate the issue. The additional vehicles from residents, visitors, and commercial deliveries will further strain the road network, especially with another development proposed nearby.

Insufficient Commercial and Green Space: The number of commercial units proposed is lower than what previously existed, reducing local amenities. Furthermore, the green spaces included in the proposal are inadequate, and the loss of existing trees is unacceptable given the environmental impact and the importance of green areas for community wellbeing.

Parking Concerns: The proposal does not sufficiently address parking needs for residents and visitors. This will likely lead to increased on-street parking, causing further congestion and safety concerns.

In light of these issues, I urge the council to reject this planning application. The development is not in keeping with the character of the area, poses serious infrastructure challenges, and fails to provide adequate community and environmental benefits.

[REDACTED]