

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: My principle objection to the proposed development is that it seems to bear little relation to the amended proposals that were provided in the consultation process. This is especially in the mix, or lack of, residential properties that form part of this application. It does then question the point of this consultation.

In particular the original, and amended, consultation proposals included a mix of housing types including some form of town houses. This was described as being in keeping with Chorlton's existing housing and architectural styles. This would be balanced by limited low rise flats.

In this application these elements have been completely dropped and replaced with six sets of flat blocks one of which, in particular, is at an extreme height for the location and area. This has the conclusion of resulting in an over-developed site with potential impact on local amenities.

The retail mix proposed in this application also still seems to be too small. Whilst this was recognised throughout the consultation phase the units in this application still seem to be too small - even the 'mini-anchor' unit mentioned in the lettings strategy does not seem to allow a proper anchor tenant to take residence and re-create some form of retail centre.

I welcome the inclusion of some green space but again these are not as extensive as the original or amended proposals which talked about creating walkable green spaces and corridors. It would

also be a great shame if established trees are to be removed.

A final point is the lack of parking provision, especially short term parking which would enable people from elsewhere in the area to visit the retail units and buy anything bulky that was on offer. Allied to the removal of short term parking for the recent cycle lane this could affect further the viability of the retail centre.

All of these aspects, combined, have turned what was originally planned in the consultation documents of a mix of housing, retail and walkable green spaces into a concentrated development of medium and higher rise flats only 4 of which will be below market rate sales.