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:This application greatly increases the size, mass and density of building in the area. When the developers consulted on the project it was for a mix of houses with gardens, flats and retail spaces. However, this application removes all the houses and reduces the number of retail spaces, and squeezes in as many flats as possible in a way which will be claustrophobic and change the nature of the area.

The proposed reduction in retail spaces, and removal of the larger space (previously a useful Savers store selling a mix of groceries and household goods), would gut Chorlton's retail offering.

The decision to remove all the houses from the plan is out of keeping with the mix of housing people want access to in the area. The proposals squeeze in as many people as possible and does not give enough outside space for new residents coming to the flats.

The plans do not provide enough parking spaces for the number of dwellings proposed. While a lot of people can and do live car-free in Chorlton, this plan seems absurdly optimistic in its assumptions that only a very few of the 262 flats, some of which have three bedrooms, will need parking spaces.

The office block which is above the existing Chorlton Cross shopping centre is the only one of its kind in an area. It is far taller than other buildings in the neighbourhood where most buildings are

two or three floors high (including attics). It is set back from the roads and surrounded with low buildings: a thoughtful design which very effectively disguises its height from the roads and other sightlines. This application uses that one office block as an excuse to build blocks of flats across the whole site. These are not set back from the roads but will now loom over the whole area changing its character.

This proposal is out of proportion for the area and hugely increases the number of people without providing any additional services. It will contribute to the shortage of dental, doctor and school places without doing anything to alleviate the situation. For example, there are no NHS dentists taking on patients in the area. I have been on waiting lists for six years.

This plan removes the public square that existed in the shopping precinct. People used this space for community events and performances; this is lost in the new plan and no alternative is provided.

The plan removes the only outside spaces a person can shelter from the rain in Chorlton without spending money. The benches under Graeme House have long provided shelter and seating to shoppers caught in Manchester's frequent downpours, and people wanting to eat a packed lunch outside of their workplaces and out of the rain.

The publicly accessible green spaces promised in consultations have been shrunk to thin ribbons. The proposed "liner park" is a path with some raised beds on the sides. Given the scale of the development, the "liner park" is an alleyway between massive buildings.

Most of the seating in the plans is "indicative only" and provided by retailers for paying customers only. The only free seating along the "liner park" is individual "sculptural" blocks for single people to perch on. There are no places where more than one person can sit together in the "liner park". This underlines the fact that this is not really a park, but a path where people are not encouraged to linger. The "liner park" has no benches, for example, for a parent to stop and feed a couple of young children a snack (like I used to do in the old precinct). The only public benches in the proposals are both in the strip of green next to the busy road where no parent of young children would stop. Keeping the green space that already exists alongside the main road is welcome, but it is not a space where people choose to sit. While the presence of greenery brightens everyone's day, the traffic fumes and noise make it unpleasant to linger, and the proximity to the road means so you can't rest there with young children - you have to be on constant high-alert with children so close to fast traffic.

This proposal does not support Chorlton: it removes public spaces, it removes safe spaces away from traffic, it removes shelter from the rain, it removes retail spaces, it fails to provide a mix of different types of quality homes, it ignores the character of the area, it greatly increases the mass and density of development, it does nothing to provide services needed for the new residents.