

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: The height of this development feels entirely out of character of for the area. The existing precinct was much lower in profile, with most of it three stories max.

Graeme House-a small part of the existing site-is taller, however it is set back from the main road significantly. This development will seem out of place and will harm the existing character of Chorlton town centre. Existing buildings in the area are almost exclusively converted houses, many of which are over 100 years old. It is unusual for these to be more than three stories. Look at Four Banks / Chorlton Cross for an example of this.

When the redevelopment of the precinct was discussed, it we were told it would be replaced with something which felt like a casual town centre, with a focus on retail to replace the existing units that were being lost. The butcher, craft shop, chemists, charity shops were a part of that side of Barlow Moor Road's useful and successful high street. This feels like a greedy land grab, and doesn't respect the feel or the history of the area.

The density of the development feels unbalanced. Adding 262 new residents to the area without extra social infrastructure (day care, health services, transport) etc seems irresponsible. I note that the public consultation showed a large number of respondents felt the same about adding so many residential properties, and that the development should focus on retail (which is what is being demolished).

I also note that many respondents felt any residential development should be substantially affordable. Once again a financial viability report shows that they would not be financially viable to provide affordable housing as part of the development. What a surprise. The proposed plans states that they will apply for funding through Homes England to provide affordable housing. However, if this is unsuccessful, then they will be able to get away with providing no affordable housing on the site. And if it is successful, it's offensive that public money will be spent rather than the developer providing it from the massive profits they will make on the development.