

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: I object to the development in the planning application. Reasoning below.

1. Height and Character of Development

- Proposed ten-storey building is out of character for a neighbourhood where most buildings are 2-3 storeys high.
- Green Space is minimal
- 10 storey's is significant loss of natural light especially in winter months where the sun is lower in the sky.
- Development is significantly taller than Graeme House, which is set back from the road and surrounded by low-rise buildings.
- Residents raised concerns about the height during consultation, but these concerns were ignored.
- Developers appear focused on maximising housing units rather than ensuring the design fits with the surrounding area.

2. Loss of Retail Space

- Proposed development results in a net loss of retail units on the site.
- This is insensitive to the area's character, as the site is central to Chorlton's commercial centre.
- The existing precinct provided affordable and independent shops important to the community.
- Loss of retail space reduces local amenities and undermines - - Chorlton's identity as a vibrant mixed-use neighbourhood.
- Developers are prioritising housing units over maintaining retail spaces.
- Any redevelopment should include a like-for-like replacement of retail units.

3. Housing Tenure and Affordability

- Development claims exemption from the Council's 20% affordable housing policy due to financial viability.
- Affordable housing provision depends on uncertain grant funding from Homes England, meaning no guaranteed social rental units.
- This is inadequate given that nearly 20,000 households are on Manchester's social housing waiting list.
- Social housing is the only truly affordable option for low-income households.
- Without a commitment to social housing, the development will not address Manchester's housing affordability crisis.