

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: I am writing to object formally to the current planning application submitted by PJ Livesy for the redevelopment of Chorlton Precinct, as outlined in their recent proposal 142652/FO/2025.

I have serious concerns about whether the proposal sensitively integrates into the urban fabric of Chorlton as set out in the Chorlton Local Infrastructure Framework (LIF) - February 2025.

The reasons are as follows:

Scale and Massing

The inclusion of buildings up to and including 10 storeys is out of character with Chorlton's predominantly low-rise architecture and it risks not only disrupting the visual continuity of the village centre but also sets a precedent for further high-rise development in Chorlton.

Visual Amenity and Public Realm

While the proposal includes welcome green space enhancements (e.g. linear park, courtyard garden), the visual impact of the currently proposed high-rise blocks I believe will undermine these efforts. The current development design creates a sense of enclosure and reduces the open, leafy

feel that defines Chorlton.

In addition, the architectural design of the proposed developments is also ugly and unaesthetically pleasing especially for a development of such high-density housing. I have no objections to innovative architectural design, this however is dark, unattractive and unappealing. This building designs would deeply affect my civic pride for the area in which I live and socialise.

Affordable Housing and Inclusivity

The affordable housing offer of 49 social-rented and 4 discounted sales units is entirely dependent on external grant funding. This introduces uncertainty and may limit the scheme's ability to deliver on the LIF's goals of inclusivity and social balance unless it is mandated that the affordable housing provision is not reduced due to lack of funding.

Commercial Use

The reduction in commercial space from over 3000 meters squared when the precinct was closed to the existing 975 meters squared may weaken business use of the space if the 11 units have 88 meters square each in which to operate. This would also have to include welfare facilities such as WCs and food preparation areas and is not sustainable for restaurants and cafe owners as the space is too small.

The proposed development also appears to conflict the National Planning Policy Framework (NPPF) p.105 which states that decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users. The existing plans encroach on areas that are currently free access.

Impact on traffic and transportation

The current plans without any substantial evidence rely on the idea that cycle lane and local buses will eliminate need for proper infrastructure relating to increased traffic. Chorlton is already under extreme pressure of excessive car use with insufficient public parking in the area.

Impact on noise levels and pollution

The proposed development will without the doubt increase congestion, affect local road networks and subsequently create safety hazards for pedestrians and cyclists including school children walking to and back from school (Oswald Rd School, St John's RC school). The noise and pollution from such a substantial dwelling site has not been offset or mitigated in the proposed plans. In addition given that most flats will be let out it is reasonable to assume that noise may become a real concern particularly for the older demographic living in close proximity to the site.

