

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: Dear Planning Officer,

I am writing to formally object to the proposed development referenced above. While I support the principle of new housing in Chorlton, this particular proposal fails to align with the established character of the area and does not demonstrate cohesion with the existing community.

1. Scale and Design

The proposed development is disproportionately large compared with neighbouring properties. Its massing and height would create an obtrusive and visually intrusive presence within the local streetscape, undermining the area's distinct identity and aesthetic balance. Developments in Chorlton should enhance, not overpower, their surroundings.

2. Parking Provision

Chorlton is already a highly walkable and well-connected neighbourhood. Providing additional parking spaces contradicts the city's sustainability objectives and encourages unnecessary car use. The new development opposite Morrisons has rightly committed to no on-site parking, setting an appropriate precedent.

If parking is to be retained, every space should include an EV charging point to align with Manchester's environmental and transport policies.

3. Retail and Commercial Space

The proposed retail provision is insufficient and poorly balanced. It fails to compensate for the commercial space being lost and does not contribute meaningfully to the local economy. Greater emphasis should be placed on supporting independent local businesses, rather than attracting chain outlets or fast-food establishments, to preserve Chorlton's unique community character.

4. Biodiversity and Green Space

The development presents an opportunity to enhance urban biodiversity, yet the current plans fall short. I urge the inclusion of a communal garden or green space accessible to all residents, promoting wellbeing and community interaction while contributing to local environmental targets.

5. Community Facilities

The proposed Makers Yard should be designed as a genuine community hub, providing facilities such as shared workshop space, creative equipment (e.g., 3D printers), and opportunities for local collaboration and skills development.

6. Walkability and Traffic

To truly create a people-focused environment, the development must prioritise pedestrians and cyclists. I therefore recommend closing the section of Manchester Road adjacent to the site to through traffic, creating a safe, accessible, and walkable public realm that reflects Chorlton's commitment to sustainable urban design.

Conclusion

For these reasons, I believe the proposal in its current form is incompatible with the character, sustainability goals, and community priorities of Chorlton. I respectfully request that the application be substantially revised to address the issues outlined above.