

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 proposed development is far too substantial for the footprint of the plot. Whilst I fully support there being housing on the site (although I understand that the developers no longer guarantee that urgently needed social housing will be built) the height of the towers is disproportionate to the surrounding area and will oppressively dwarf the adjacent buildings.

It would appear that the developers have used Graeme House (8 storeys I believe) as a benchmark for the height - this building is set back from the road behind low rise buildings and is therefore less obvious - the current proposal will be exceedingly prominent especially for its neighbours.

Furthermore the number of anticipated residents in so many high rise buildings would put a significant strain on the current infrastructure of the centre - retail units (which are sorely needed) have been reduced, parking, which was previously already limited will be an issue. Also there is a lack of community / green spaces incorporated into the design.

I would certainly advocate for a reduction in height of the tower blocks and a revisit of the retail space.