

# 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 would like to raise my concerns at the proposed plans for the Chorlton precinct site and wish to make an objection to them. My views expressed here are personal, but I have spoken to a lot of Chorlton residents in recent weeks and feel I am voicing their opinions too. Some are not computer literate or technically able to use their phone to access the website and inform of their concern.

Background:

I have lived in Chorlton many years in three different properties. My childhood in a council house, and later years as a home owner. Most of my working life was local too and now my retirement years will be lived out in Chorlton. Its likely I will be considering down sizing and would look to move to a smaller more manageable property. I hope this overview expresses that I am fairly well placed to have an appreciation of the needs of a youngster growing up in Chorlton, parents raising a family in Chorlton and now an older citizen wishing to enjoy an active, involved in the community retirement time in Chorlton.

I have attempted to browse the numerous documents relating to this application and have felt bamboozled by the promise of great things for Chorlton, bringing us a new district centre, restoring civic pride with areas to bring the community together. The simplicity of it is that this development is a housing estate of six blocks of 240 plus residencies with its own green space, some retail units, too few parking spaces and nothing to enhance or deliver greater things for Chorlton or its existing resident and business community.

The document about retail is vague. Everyone I have chatted with says we need a Quality

Save/Home Bargain store. This development proposal doesn't guarantee anything like that, just 'retail units'.

Size, appearance and layout, daylight, sunlight and overshadowing: The computer generated pictures show a very dull architecturally visual appearance of the blocks, supposedly influenced by the variety of architectural features seen in buildings around Chorlton. If this was the case the height of these blocks would considerably reduced to the height of the buildings around the development site and certainly no higher than three storeys. Apex roofs would be evident and a mix of brick, stone, render and various window designs. With the exception of the bay detail, the blocks look like tenements and bear no resemblance to other buildings in Chorlton.

I have been looking at building heights, particularly flats in Chorlton and neighbouring areas, Hulme, Didsbury and Withington. In particular the current development of the old Chorlton Baths site with a five storey height edging the pavement, this is a short distance from the Chorlton precinct development where the proposed height will be double at 10 storeys and almost edging the pavement.

The bulk density of these buildings will cast an un-welcome shadow in the centre of Chorlton. They appear overbearing and gloomy. I urge you to consider a site visit to put these comparisons into some real context These high density building blocks right in the centre at a main road junction will be so mis-placed and take so much away from our newly restored library, the old snooker hall Sedge Lynn public house and we wait in anticipation for the redevelopment of the old picture house which will neighbour this development and be dwarfed by it.

The alternative should be low rise residencies, front doors, gardens, shops and a central community space for all. A feature that defines Chorlton not erases its heart and soul.

Other considerations:

I understand the argument that we need to build more affordable homes in Manchester, it's reported that the affordable element in this development will be about 20 residencies. This will have minimal impact on the housing waiting list. It also dilutes the argument when we hear about plans for 7,000 new homes in the MCC and Salford CC collaboration of the regeneration of Strangeways and Cambridge. Also, the highly commendable homelessness scheme that is re-purposing empty properties for homeless Manchester folk, some 200 plus already with 400 plus in the pipeline, therefore I remain to be convinced that this development of 262 flats is absolutely necessary.

We want a Chorlton to be proud of, we have too many hot food take-aways in this area, there is a reduction in the pride of shop frontage and it feels in decline. Chorlton precinct wasn't the prettiest of shopping areas, Graeme House was a blot on the landscape. The centre needed re-vamping, but it was taken away from us and this housing estate proposed in its place!

I have recently visited Withington shopping area around Copson Street with its quirky seating, street landscaping. Some small innovations that have made a big difference to the local shopping experience. This planned development gives us nothing like that, it appears dull with flat fronted retail that in the artists impression looks great with the al fresco chairs outside. The reality is likely more hot food take-aways, more smell, increased litter etc.

Impact on landscaping: The linear park, definition: 'a type of park that is designed in a long, narrow shape, typically following the path of a roadway, river or other linear feature. The design allows for the park to extend over a long distance while maintaining a relatively narrow width.' This is not descriptive of the linear park proposed in the Chorlton development, in fact it falls quite short of other linear parks purely on size alone. Again, a site visit might better inform any judgement to be made.

These blocks will dominate the Chorlton Centre landscape with their dull, dreary overbearing presence, giving Chorlton residents a feeling of gloom. We deserve a better, brighter, cheerful ambience as we go about our daily lives in the suburb we love. We are seeing it being eroded by the increase of higher rise buildings on our main roads neighbouring the two and three storey dwellings around them. It's not pretty, it doesn't feel like progress and it is making a lot of Chorlton residents feel sad, angry and helpless as to what can be done about it.