

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:- Buildings are too high. Six storey for the tallest of the blocks is the highest this development should be otherwise it dominates to area too much.

- There needs to be a guarantee that social housing will be provided and which is affordable. It should make up at least 20% of the development.

- There are too many dwellings for this footprint. Chorlton does not have the infrastructure to support this many flats, especially alongside the other new developments being built/planned for M21. Local GP and NHS Dentists are over-capacity. Some schools are also over-capacity.

- Chorlton is crying out for a public central space which would allow events and gatherings. These plans have not taken the opportunity to make such a space. An excellent recent example can be found not too far away in Sale which now has Stanley Square as a hub to enhance the area.

- The area will be losing retail units and significantly there is no large space to accommodate a decent retail offering which we had before at Quality Save. At least one larger retail unit should be part of these plans.

- The green space within this development is far too small. A better plan would be to integrate this with the creation of a large public realm square and link it with green corridors. There should be well maintained Greenspace and also some wilder areas to encourage biodiversity. More trees to enhance the space and allow for shade when it is hot.

- Active travel should be a key part of these plans with wide pathways with clear delineation between walking and cycling/scooting to ensure conflict is kept to a minimum and it is a safe well-lit route which connects the key roads of Chorlton. Previously this was a car park and many people

walked and rode through it as it is a desire line which links residents, cafes/bars/restaurants and retail offerings. There appears to be a pedestrian route marked on the plans, but there is no mention of a cycling route. With the new cycling infrastructure finally being completed it is encouraging more people to use bikes. Therefore it would be beneficial for this development to link routes together such as Barlow Moor Road and Wilbraham Road.

- I would like to see the end of Nicolas Road stopped up at the junction with Manchester Rd and a square created utilising the mature trees already there outside the old CoOp Funeral parlour as this is earmarked to be another retail/home development in future. And the old Chorlton Leisure Centre is also creating more homes. So a square for gathering and relaxing would be very much needed and welcomed.