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 strongly object to this proposal.
The site for this proposal is the former commercial centre of Chorlton village. As such, this plan for a group of multi-storey dwellings is entirely inappropriate for the location, as it will completely change the character of this long-established community. The small number of retail units in the plan are unlikely to be the type of shops that this community desperately needs.
The site is simply too small to accommodate 262 new dwellings. The amount of parking places that the plan includes (approx.180 private parking places) is woefully inadequate and something of a joke. The current public car park, which is incorporated into the site for this proposal, will not be replaced, and the current difficulties with parking in Chorlton will be exacerbated.
Graeme House in Chorlton is being used by the developers to justify the building of a series of high-rise buildings. This is disingenuous; Graeme House is surrounded by low-rise buildings and is set back from the main roads so that it is scarcely noticeable from many adjacent perspectives, this will not be the case with six high-rise buildings in the same area, and it is completely misleading to suggest otherwise.
Unlike in the original proposals, there are no houses and no affordable housing in this plan. Chorlton is already a densely populated area, this plan seems like a cynical opportunity to make a vast amount of money from a relatively small plot by building upwards. The flats are likely to appeal to investors who will have limited interest and input in the local community, and who will divert revenue in the form of rent away from the local community.
These buildings will loom above and overlook neighbouring residential roads eg. Oswald Road,

and will undoubtedly impact upon the quality of life of these neighbours, and upon the primary school. It would also seem likely that the close proximity of these multi-storey buildings will adversely affect the value of these neighbouring homes.

262 additional dwellings will take a serious toll on other aspects of life in the area eg. education. Local schools are already stretched in terms of places.
It's already very challenging to access NHS medical and dental care in Chorlton - this number of additional households will undoubtedly impact negatively upon this situation too.

This proposed plan will impact negatively upon the Chorlton community for decades to come. It appears to be an opportunistic attempt for a small group of investors to squeeze money from the area, with few if any benefits for the current residents, and in fact the likelihood of a worsening of the current residents' quality of life.