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:The proposal to build the six high rise apartment blocks on the site of the former Chorlton Precinct, five of which are 6 storeys high or more, the highest being ten, is a far bigger visual intrusion than the only existing building on the site currently. That is Graeme House, which is nine storeys high and set back in the middle of the site and so not so directly dominant of the surrounding streets. For this reason the visual intrusion will be hugely greater than that caused by Graeme House, and unacceptably so. Furthermore the plan area of all the proposed high rise buildings is around four times that of Graeme House.

The development will cause significant disamenity of several types to nearby residents and to the people of Chorlton as a whole.

There will be significant loss of privacy for residents of Oswald Road on the west side of the development due to being overlooked by West Block D and North Block E. Additionally the proliferation of high rise buildings will cause loss of light to nearby residents, but it will be so severe that it will have a detrimental effect for the public in the area as a whole.

The massive visual intrusion of these apartment blocks will totally change and ruin the look of the centre of Chorlton. This is a huge visual disamenity for all Chorlton residents and others who visit the centre of Chorlton.

There has been insufficient provision of parking for the apartments which will put great pressure on parking in the area, which is already very difficult. For those with mobility issues it is very difficult now to be set down by someone in a car in the centre of Chorlton, never mind if they need help after being set down from the driver who cannot park anywhere near.

Another concern is that local services, schools and GP surgeries and others, will be unable to cope with the large increase in Chorlton residents.

The planning application is disingenuous in labelling itself as a Shopping Centre. It is a residential development with a few retail units tacked on purely as a sop, none of which are large enough, or have sufficient loading facilities, for them to be adequate replacement for the amenities lost from the former Chorlton Precinct. The closure of the latter, and its replacement, has already and will continue to rip the heart out of Chorlton as a retail centre. It is already noticeable that, other than when the Farmers Markets are on, Chorlton is extremely quiet on a Saturday compared to when the precinct was fully open.

There was an understanding that the proposal would include a significant amount of social housing, which was the only positive aspect of this development, and I feel that it is unacceptable that the developers have now reneged on this and removed any social housing from the plans.