

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 am writing to object to the proposed development. The developers no longer guarantee that they will build social housing a key reason that I did not object when initial planning permission was applied for. This is a common strategy from developers - the promise for social housing to secure initial planning then an under the radar change.

I also think that building 6 high rise blocks will totally change the face of the centre of Chorlton. There is only one structure even approaching some of the heights of the building suggested. Graeme House is only 6 storeys high whereas some of the blocks are proposed to be 10 storeys high. No other development has been granted this sort of height - the highest residential blocks being somewhere in the order of 4 storeys. None of the artists impressions on the plans seem in keeping with the architecture - some elements of which such as the Sedge Lynn Public House and the Library are of historic significance.

Due to the proposed density of dwellings there is also likely to be insufficient infrastructure, such as adequate car parking, access and accessibility issues. The blocks of flats are located at the intersection of the major thoroughfare through Chorlton, a junction which has gone under major development in an attempt already to relieve significant congestion.

If it went ahead in the proposed format it would also mean that the retail space in the centre of Chorlton would be reduced by around 50%. With the closure of Chorlton Cross we have already

lost a number of valuable retail outlets which allow local people to access shops and amenities on foot rather than driving and parking out of town. It is also a feature of the community of Chorlton that we have also supported independent business.

There is no proposed civic amenities, such as playgrounds or integrated green spaces. Chorlton has already lost many of the amenities such as the leisure centre which were previously at the heart of the community and again supported people to stay local and not have to get in their cars to access leisure facilities.

I object to the proposal in the strongest possible terms and would like to see it significantly modified in order to move forward.