

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 object to this Planning Application for the following reasons:

1. Section 10.3 of the Core Strategy states: Some centres, such as Chorlton, have a larger proportion of independent retailers and their contribution to the character, viability and vitality of the centre is recognised and supported. As a result of these plans, this has clearly not been the case. A number of independent businesses have closed or been forced to relocate.
2. Policy C2 states that: Development in District Centres should: Prioritise delivery of key 'visitor' services, including retail, public and commercial services and food and drink. The Council will ensure that retail remains the principal use in Primary Shopping Areas, but also ensure that provision is made in District Centres for commercial and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres. These plans are providing less 'visitor' services.
3. As a result of less 'visitor' services, existing and new residents will need to travel further to meet their needs. Whilst reducing car journeys is important, increasing congestion on surrounding roads will lead to higher air pollution. There are significantly fewer planned parking spaces than flats.
4. The development is too high. You need to travel a number of miles in any direction to find residential accommodation of the proposed height. The nearest I know of is in Trafford on Chester

Road or in and around the city centre, or Baguley.

5. Although this development does not fall in the Wilbraham Road/Edge Lane Conservation Area, it is right on it's boundary and will have a sinificant negative impact on the aims of the conservation area.

6. When redeveloping the area was consulted on nearly 20 years ago, the proposal was that section 106 grants raised from this development would pay for a local community asset, ie the extension of Oswald Road Primary School. This implies there should be a significant pot of money available for investing in the local area to offset the negative impact of the development. There is no mention of this that I can find in the plans. Please can you publish any negotiations on this?

7. Affordable Housing: Whilst there is provision made for Affordable Housing in the plans, there is nowhere I can see that states the type of affordable housing. Please can it be specified how much of it will be rental and how much will be owner/occupier?

I look forward to your response on these matters,

Kind regards

