

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: As a local resident and active member of the Chorlton community, I strongly object to the proposed development on the grounds that it is fundamentally incompatible with the character, scale, and social function of our town centre.

1. Loss of Community Character

Chorlton's shopping precinct has long served as a local hub-a place not just to shop, but to meet, eat, talk, and support independent businesses. The proposed 10-storey building introduces an aggressive scale of high-density housing that is entirely out of keeping with the existing streetscape and low-rise community architecture. Far from enhancing the area, this development risks creating a physical and social barrier that alienates rather than integrates.

2. Inappropriate Urban Density

The proposed 268 residential units represent an unusually high concentration of housing for this location. Chorlton is not a city centre - it is a suburban district known for its human scale, walkability, and open feel. This proposal threatens to overwhelm existing infrastructure, put pressure on local services (GP surgeries, schools, parking), and alter the flow and use of public space in a way that undermines the local character.

3. Missed Opportunity for True Regeneration

Rather than creating a vibrant, inclusive, and truly usable town centre space, the proposal

prioritises residential volume over community benefit. What Chorlton needs is a revitalised mixed-use centre with:

Active, independent retail units

Indoor and outdoor public gathering space

Affordable studio/workspace for local makers or service providers

Well-designed, low- to mid-rise buildings that foster a sense of place

This should be the beating heart of Chorlton, not an anonymous residential block that risks turning the area into a corridor of transient living with little local engagement.

4. Design and Scale Incompatibility

A 10-storey structure in this location is not only out of step with the urban grain of Chorlton, but it will likely dominate the skyline, reduce light to surrounding areas, and create wind tunnel effects in pedestrian areas. It also sets a dangerous precedent for further overdevelopment.

5. Lack of Meaningful Community Engagement

From what I have seen, there has been minimal genuine consultation with local residents and businesses. This scale of change demands transparent, collaborative engagement-not a tick-box exercise.

In summary:

This scheme represents overdevelopment, poor design judgement, and a disregard for the unique social and architectural fabric of Chorlton. I urge the planning committee to reject the proposal in its current form and request a new vision-one that enhances the community rather than displaces it.