

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 support the redevelopment of Chorlton Precinct and am happy with the combination of residential, retail, green space (including the linear park) and social space.

My specific objections are:

- The creation of medium-rise tower blocks up to ten storeys is inappropriate for Chorlton and will not be in harmony with the existing range of buildings in the town/suburb centre. A maximum of four to five storeys would be preferable and, I'm sure, have wider community support.
- Linked to this, the proposal to construct up to 262 flats seems to be too many and tip the balance away from a harmonious mixed use area; also, would it not be more appropriate to include some houses as well as flats to offer a wider 'offer'?
- I and many others do not understand why Chorlton Precinct was closed in December 2023 and 20 months later no work has been done, meaning that Chorlton has been without traders that were really valued by the community. With regard to the proposed development, there would seem to be no retail unit large enough to house a Quality Save or similar outlet, which I understand was well-used and valued particularly by lower-income households.

My queries are:

- Are the 49 social/affordable/intermediate rental flats guaranteed as a percentage of the overall residential offer? If not, it is really important that this is confirmed so that this does not become another development for only those who are on or can afford to get onto the housing ladder.

- Why will there be 274 bike parking spaces and what type of spaces will these be - are they secure inside spaces for residents and/or outdoor spaces for visitors? While I am a cyclist and keen advocate of cycling, it's important to clarify the nature of these proposed spaces and the rationale for them.