

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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposals on the grounds that the proposed heights of the blocks, particularly Block A (which extends up to 10 storeys) are incongruous in relation to surrounding buildings along Manchester Road and Nicolas Road. Whilst I'm generally positive towards this development and there is much to praise within the design, the sheer scale and height of these blocks will, I fear, adversely and irrevocably impact this vibrant part of Chorlton. Whilst it is appreciated that Graeme House is a similar height to the proposed Block A, this in itself is an incongruous building but was at least set much farther back from the road and subsequently felt less imposing. The demolition of Graeme House gave the developers the opportunity to replace it with a building that was much more in keeping with the surrounding buildings and character of Chorlton in terms of height and scale. It is also disappointing that whilst the application is supported by quantitative lighting and overshadowing assessments, there are no visualisations (other than elevation drawings) to demonstrate how the development will appear in relation to its surroundings. The site at the former Chorlton leisure centre is currently under construction and the 5 storey buildings there already feel very imposing (even without facades) along a relatively narrow section of Manchester Road. The proposed 10 storeys of Block A will be even more so. The 'more is more' attitude from the developers suggests a lack of understanding about what makes Chorlton special to its inhabitants and little respect for nurturing its village feel. The lack of provision of affordable housing (literally nil) is also very disappointing. This feels like a wasted opportunity.