

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: My main objection to the plans is about the height and number of the blocks of flats. The proximity of high blocks to the road will mean that it will be overbearing, light blocking, reducing clean air to the living areas and creating dark "wind tunnels" for pedestrians and cyclists.

I thought there were going to be areas of mixed housing and social housing in the original proposals; but it appears from these plans that the variety has been forfeited for over 260 flats, losing the element of choice and also fair access to all living in Chorlton. It is already too expensive for many to live here- my daughter was unable to afford to stay in Chorlton due to housing costs and bought more cheaply in Hale, in Trafford! These 260 flats will be a very high number of dwellings in a small area of land and the 6,7,8 and 10 storeys necessary for this number of flats will make it an unprecedented, 'city' style development in what is a small town area outside of the city. Changing the face of central Chorlton to this degree, will not be in keeping with the surrounding area. Graeme House was a completely different style of building and set back from the road enough to have been disguised by the precinct, whereas these flats will be clearly visible by their height and imposing redbrick, effectively dominating and diminishing everything surrounding the blocks. This high-density living has proven in the past to create social problems and the associated detrimental health outcomes. The number of open and green spaces seems insufficient to compensate for this.

Where will the infrastructure for this development come from-never mind for the hundreds of other new homes being built in the area- when there are no new schools, doctors, dentists or other services being planned for in this scheme.

the retail element has been reduced to about a dozen shops when there were over 20 before. To increase the number of people and also reduce the local shopping outlets seems counter intuitive unless you are specifically targeting residents from socio-economic groups who can afford to shop online and have deliveries.

I like the principle and support the development of Chorlton but not when it does not provide opportunity for all people to buy locally, when the provision is so uniform and only varies in the number of bedrooms, and when it means six new builds are huge, towering and imposing blocks of high-density living conditions, which seem to be going against progressive, creative new housing and instead taking us back to the disasters of the 1960s and 1970s which have since been demolished. Please don't bring that to the heart of Chorlton.

Thank you for considering my suggestions.