

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: The plans, particularly as modified since the original consultation, represent not only a massive change to the built environment and ambience of Chorlton but an unwelcome increase in population density, with little or no thought given to accompanying service provision.

While it is true that the area being redeveloped included one block topping out at ten storeys, the building in question - Graeme House - has been under- or unoccupied for several years, and is in any case a single building, set well back from the road and with nothing anywhere near it taller than three storeys. The cluster of apartment blocks now being proposed could not be more different. The skyline of Chorlton will be permanently changed if these plans go through - not least because future developers will be able to use these developments as their own benchmark of what's appropriate for Chorlton(!).

Moreover, if - the best-case scenario - the blocks are fully occupied, the population density of this area of Chorlton will rocket. The implications for schools, healthcare, social care, leisure, road use and pollution might seem obvious, but they do not seem to have been noticed by the Council. On the contrary, the revised plans involve more flats than before, a change which the Council openly acknowledges has been made for the developers' financial benefit.

Because we don't need, didn't want and - most importantly - weren't originally offered a cluster of 6- to 8-storey buildings with a 10-storey centrepiece; because far too little thought appears to have been given to the implications of increasing the population of this corner of Chorlton by 5-600; and for several other reasons (depleted green space, inadequate parking, halving of retail space), these plans need to go back to the metaphorical (and literal) drawing board.