

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 have lived in Chorlton for 30 years and work in a shop on Wilbraham Road, close to the proposed development of the Chorlton Precinct site. Chorlton used to be a characterful, vibrant and diverse area but developments over recent years seem hell bent on changing this. The appallingly ill designed cycle lanes/trip hazards landed in the centre of Chorlton already have an incredibly detrimental effect on pedestrians, shops and businesses in the area and this proposal will only serve to multiply the existing problems and rip the heart out of the area. Specific objections as follows:

INSUFFICIENT PARKING

There is already insufficient parking in the area for residents, visitors and workers and this will simply exacerbate the problem and add to congestion. Disabled people and those with restricted mobility are particularly poorly served.

LACK OF SOCIAL AND AFFORDABLE HOUSING

The guarantee that social housing would be included in this development seems to have disappeared and there is no indication that these homes would be affordable for most people.

FEWER SHOPS AND RETAIL UNITS, NO CIVIC CENTRE

There are no large retail units in the plans, the number of proposed shops has nearly halved and the civic centre has been lost. One of the advantages of the Precinct was having retailers away from the main road, including diverse and affordable shops.

TOO MANY BLOCKS OF FLATS WHICH ARE FAR TOO HIGH

Previously there was a mixture of housing proposed for this site, including houses as well as low

rise flats. Now there are huge blocks of flats up to 10 storeys high which is entirely out of keeping with the area. These buildings will completely dominate the area aesthetically and have a detrimental effect on light levels to the surrounding area.

LACK OF EXISTING INFRASTRUCTURE AND OVER-DEVELOPMENT

The infrastructure for this development is insufficient and the site seems very over-developed; too many flats, too many anticipated residents leading to very high-density living conditions.

LOSS OF TREES AND GREEN SPACES

Surely everyone is aware by now that trees and green spaces are absolutely necessary for well being and mental health, particularly in urban areas. Trees will be lost and the green spaces that have been proposed are far too small.

In summary, I am so disappointed that these plans only seem to impact adversely on our already struggling centre. I am entirely supportive of building affordable homes, including low rise buildings, on the old Precinct site and to have positive development including shops, access, parking and public green spaces. But this development is wholly insensitive and inappropriate. Please reconsider.