

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: While I support housing on the site-including affordable homes-I am deeply concerned by the scale and density of the current plans. The proposal for six large blocks of flats, some up to 10 storeys high, is out of keeping with Chorlton's character, where most buildings are only 2-3 storeys tall.

My main concerns are:

Overdevelopment: Around 262 flats across six blocks is excessive and not suitable for this site.

Out-of-place height: Graeme House is not an appropriate height benchmark-it's a single, recessed building, not six huge blocks.

Lack of infrastructure: Combined with other recent developments, Chorlton does not have the capacity (schools, roads, services) to support this increase in population. Schools and doctors are already over subscribed.

Fewer shops and no civic centre: The plans reduce the number of shops significantly and lack any strong retail or public space away from the main road.

Insufficient parking: Not enough is provided for residents or visitors, likely increasing congestion in

surrounding streets.

No large or essential retail units: There's no space for community-serving stores like a 'Quality Save' equivalent.

Uncertain delivery of social housing: The developers no longer guarantee that promised affordable housing will be built.

Approving this plan would set a poor precedent for future developments in Chorlton. I urge the Council to demand a revised proposal that is more balanced, respects the local area, and genuinely serves the community.