

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 made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Dear Planning Team,

I am writing to share my thoughts on the proposed redevelopment of Chorlton Square. Overall, I am pleased to see that the outdated precinct is being revitalised and that new housing is being introduced. However, I have several concerns that I hope you will consider.

Positives:

Redevelopment of the precinct: It's encouraging to see investment in modernising the area.

New housing: The addition of residential units is welcome and much needed.

Concerns:

Affordable Housing Provision

The proposal includes only 4 affordable housing units, which is far too few. Chorlton is becoming increasingly unaffordable, and this plan risks pricing out long-term residents. A more substantial commitment to affordable housing is essential.

Building Height and Scale

Block A is proposed to be 10 storeys high, which is excessive. The current 8-storey building

already stands out and disrupts the character of Chorlton.

The new blocks will overpower the streetscape and block sunlight, particularly to the east in the afternoon.

Retail Strategy

The plan allows for retail units to be combined, but I believe larger units should be the default.

Chorlton needs larger shops, especially for groceries and homeware. Currently, we only have Morrisons and a few small grocery stores. There are no homeware shops, forcing residents to travel outside Chorlton.

Lack of Community Space

The proposal does not include any community space, which is a significant oversight.

Chorlton has a rich community spirit, and we need spaces for art, music, and social gatherings that are not bars or restaurants.

Many residents would benefit from non-commercial venues to connect and create.

Summary:

While I support the redevelopment in principle, I urge you to reconsider the housing mix, building heights, retail strategy, and the inclusion of community spaces. These changes would ensure the development truly serves the needs of Chorlton's diverse and vibrant community.

Thank you for considering my comments.