

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: I strongly object to the current plans the 'Chorlton Square Shopping Centre' which will replace the 'Chorlton Precinct'. I object to the planning application for the following reasons:

1. The proposed buildings are too high for Chorlton and are not in keeping with the neighbourhood and local area. Most homes in Chorlton are 2 and 3 storeys high, not 6, 7, 8 and 10 storeys high.
2. I understand that the developers have used Graeme House as a benchmark for the height of the new buildings but there is only one Graeme House, not 6, and Graeme House is set behind low rise buildings on the main roads and is hardly noticeable from most surrounding roads. This will not be the case with the proposed buildings.
3. Six very large blocks of flats are too many for this site (I see that there are no longer any houses on the site plan)
4. I believe that it is an over-development for the site - around 262 flats of 1, 2 and 3 bedrooms
5. This would produce very high-density living conditions
6. There is insufficient infrastructure for this development and the large number of other homes being built/applied for in Chorlton (654 including this development - Feb 2025)
7. The plans do not include a civic centre with strong retail away from the main road
8. There are far fewer shops than before (previously around 22 shop and planned only 12)
9. No large retail units to house very popular retails like Quality Save
10. Proposed green spaces are too small
11. Some existing trees will be lost - new trees will take years to mature and grow
12. There is no guarantees from the developers for social housing to be built

13. Not enough parking for the new residents - this will put considerable strain on the surrounding roads, where parking is already extremely problematic for residents
14. Not sufficient parking for visiting shoppers including disabled people