

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 proposed development of six high-rise blocks of flats on the old Chorlton Precinct site.

This plan is wholly out of character with Chorlton, where most homes are two to three storeys high. The introduction of buildings up to 10 storeys tall would overwhelm the area and significantly alter its community feel. Using Graeme House as a height benchmark is misleading, as it is a single block set back from the main road and not highly visible from most surrounding streets.

There are major concerns about overdevelopment. The site would contain around 262 flats, contributing to a significant increase in population density without the necessary supporting infrastructure. The original proposals contained plans for houses as well as flats but have been completely removed from the plans in favour of high density housing in stark contradiction to the surrounding residential areas. There are already 654 homes being proposed or built in Chorlton as of February 2025, and this adds further strain to local services, transport, and roads.

The plans do not adequately provide for a civic centre or a strong retail offering. The number of shops has drastically declined, and there is no room for key retail units like a 'Quality Save' store. Proposed green spaces are minimal, and the loss of existing mature trees will have long-term environmental and visual impacts.

There is insufficient parking for both residents and visitors, including disabled individuals, which could lead to increased congestion and accessibility issues. Furthermore, the developers are no longer guaranteeing that social housing will be delivered, undermining the inclusive intent of the project.

I support housing on this site, including affordable housing, but not on this scale and not at this cost to Chorlton's identity, livability, and green space.