

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: Dear Sir/Madam,

I am writing to formally object to the proposed planning application 142652/FO/2025 for the redevelopment of the Chorlton Precinct site, which includes the construction of six large blocks of flats ranging from four to ten storeys in height.

While I support the principle of developing the old precinct and welcome the inclusion of new housing - especially affordable housing - I have serious concerns about the scale, impact, and design of this particular proposal. My key objections are as follows:

1. Excessive Height and Massing

The proposed buildings, particularly the 10-storey East Block A, are completely out of character with the Chorlton area, where most homes are two to three storeys high. Using Graeme House (a set-back, less visible building) as a precedent for this scale is misleading and inappropriate.

2. Overdevelopment and High-Density Living

This scheme would introduce hundreds of new residents into a small area, creating very high-density living conditions. This raises concerns around pressure on already limited local infrastructure, amenities, and public services.

3. Loss of Civic and Community Function

The plans appear to omit a meaningful civic centre or public space that serves as a focal point for the community. A vibrant and accessible civic area is vital for Chorlton's identity and well-being.

4. Reduction in Retail Variety and Accessibility

The scheme proposes fewer retail units than currently exist, reducing the shopping offer from approximately 22 units to only about 12. It also lacks space for larger, essential retail outlets like a 'Quality Save' type store that meets local needs.

5. Insufficient Green Space and Tree Loss

While green space is mentioned, the proposed areas are too small to be effective, and some existing trees would be lost. New trees take years to establish and would not mitigate the impact in the short or medium term.

6. Traffic, Parking, and Accessibility Issues

There is not enough parking proposed for either residents or visitors, including disabled shoppers. This is likely to cause congestion on surrounding roads and negatively affect accessibility for all.

7. Lack of Guarantee on Affordable Housing

The developers no longer guarantee that the promised social housing will be delivered. This undermines one of the main justifications for such a large-scale development and is deeply concerning.

In conclusion, I strongly urge Manchester City Council to reject or substantially revise this proposal to better reflect the scale, needs, and character of Chorlton. The community deserves thoughtful, inclusive development that enhances the area, rather than overwhelming it with poorly integrated and excessive high-rise blocks.

Thank you for considering this objection.

