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 object mainly for 3 reasons:
The most prominent being the proposed height of this building. It is in no way in keeping with other buildings in the area. Graeme House was set back from the curb by some way, this increase in height and right up to the street will substantially affect the skyline for neighbours including neighbouring businesses. It feels unreasonable to use Graeme House as a blueprint when the plans in reality are extremely different to the previous plot. As a resident of Warwick Road, our street view will differ vastly. The experience of residents/the public when walking through the area will differ greatly too. Local businesses will also be affected - the 'sun trap' at the Beagle restaurant will no longer exist due to the expanse of the proposed building and the shadow it will cast.

I'm concerned that the number of promised social housing has reduced and/or is no longer guaranteed.

I'm disappointed that the retail space has decreased compared to the precinct beforehand. I'd also like to see that the planners have thought about the realities of increasing the footfall by such a margin- school, GP, pharmacy, parking and local shop provisions. It's already a densely populated area and I don't see how the proposals are really accounting for this increase in residents.

I am completely for regeneration of this site and think well thought out housing (flats, houses and social housing) is a brilliant idea. I understand that the site needs to make money and residential

properties will be key. I think improvement of the green space is great too. Unfortunately, so far, as a local resident I've seen little that tallies with this which will
Improve the chorlton skyline and the day to day living of existing residents.