

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:1. I do not object to housing on this site. I welcome truly affordable or social housing on the site. However, the amount of social housing offered is disappointing and securing even what is suggested is uncertain. The Council should stand out for more!

2. Many people object to the height of the buildings, especially the two tallest blocks. I do not object in principle to tall buildings but eight and ten storey buildings would be out of place in Chorlton. However, what is much more objectionable is the ugliness and lack of visual interest in the designs. Red brick may be a predominant local building material but it is always made interesting by the inclusion other materials, varied colours and patterns and a variety of building forms such as set-back building lines, gables and pitched roofs. Nowhere can tall monolithic blocks faced entirely with one unalleviated colour of brick cladding be seen locally. The proposal is a substandard design.

3. On a more practical level it is not clear what vehicle access routes are proposed within the site. Can every commercial unit and all the blocks of flats be reached by service vehicles? Please ensure that refuse vehicles and deliveries (for example) can get to all the buildings/units safely. Shopping habits have changed and homes now generate large traffic flows for deliveries. Vehicle access to and within the site needs to be investigated in detail.

4. It is especially important that the retail units facing onto Barlow Moor Road are serviced from

the rear to ensure that the Council's considerable investment in the cycle lane is not prejudice by loading and unloading along this frontage.

5. Viability is beside the point: the applicant owns the site and has to do something with it - they can't walk away and leave it in the state they have reduced it to!

6. Some of the proposed refuse stores look meagre (at best).

7. During construction (and demolition) there will be a great deal of heavy traffic generated. If the environments and safety of the school and residential area to the west are to be safeguarded this must be controlled. In my view the most effective measure would be to sever Nicolas Road near the health centre. But don't leave it to chance.

8. In the pre-application consultations the unit last used by Costa Coffee was included in the site. This enabled the draft scheme to include a large retail unit. The loss of the large shop (Quality Save) that was in the precinct is a great blow to the people of Chorlton and a replacement is needed.

9. The current proposals are so unlike any of the earlier plans put forward by the applicants that there has been no effective public consultation so far.