

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: Design and Appearance

I am appealing against this planning application on the grounds that the design and appearance of the development is inappropriate and inconsistent with the local character of the area and that it will negatively impact the character and appearance of the Chorlton area. I agree that we need more homes however the scale of this proposal is unsuitable to the area. Initial plans in 2017 were for 190 homes. The 2023 proposal states 'We are planning around 200 homes which will be a diverse mix of 1-, 2- and 3-bedroom apartments' The new 2025 application has increased to 262 homes.

The design is incongruous, inappropriate and inconsistent with the local character of Chorlton, a predominantly low-density residential area of two-story houses. Graeme House, the tallest building in the Chorlton area is 8 stories. These plans include 5 blocks of between 10 and 6 stories.

The nature of the area is being repurposed from a place where no one lives to one where over 500-600+ people will live. From a quiet shopping centre into a high-density residential area where a disproportionate number of people live. The development will fundamentally change the character and appearance of the area from one of low rise, low density to one of high-rise high density. The highest density area in Chorlton.

Parking and Traffic

The proposal for 163 resident and 12 public spaces is insufficient for this development. Where do friends and family park when they visit - on the street. I question why when there are 11 retail units are there only 6 spaces

Parking in Chorlton is an issue. The introduction of bike lanes has already limited available parking. Roads and pavements are usually congested and existing residents are unable to park near their homes. Currently there is a 200-space car park where visitors can park. Without adequate parking it is inevitable that street parking will increase and pavements and roads will become more congested

Chorlton thrives on its many interesting restaurants and shops that add to Chorlton's 'quirkiness' and character. People from other areas specifically come to eat and shop. Lack of available parking will be a deterrent. Business will suffer resulting in empty shops. Residents' frustration will increase as congestion escalates.

There is inadequate parking for users and staff of the busy Health Centre. People visit when they are unwell and most likely to use a car. Lack of parking will especially impact on young families, children, elderly and infirm people.

This development will exacerbate Chorlton's traffic congestion and parking problems. Residents will become even more frustrated with parking. The development as proposed will have a negative impact on the character and appearance of the Chorlton area. The uniqueness of Chorlton as a destination that attracts people to live here as well as visitors to the area will be lost.