

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:

I am a long-term Chorlton resident with a keen interest in my local area and community. After reviewing the documents, I have several serious concerns and objections about the development, including the change to primarily residential purpose at the expense of retail, community, and green space; the overall height and scale of the proposed buildings being at odds with the existing local landscape; the very small provision of social/affordable housing that has been proposed; and the removal of mature category A and B trees from the site to make way for the development.

Firstly, the plans state that there is a reduction of over 2,000 square meters in available retail space compared to the current site, which is being replaced with residential units. I believe this change in use of the site will be detrimental to the heart of the Chorlton community, as the function of such structures cannot be enjoyed by the whole community, only the relatively few residents who will live there. We are losing an important hub and social space as a result of these plans. Furthermore, only 49 out of 262 (18.7%) units have been designated as social/affordable housing, which is much below recent precedent we have seen in other city developments of 30%+ (and Social Homes for Manchester's recommendation that 30% of homes in new developments over 10 units be available to residents at social rent, and that this be enforced by section 106 obligations). I am also dismayed to learn that the plans for the development include 6 very tall blocks - 10 story buildings are at odds with the existing local landscape which are 2-3 stories tall, creating a very large imposing eyesore and blocking natural light for existing residents, retail, and visitors to the

area. Finally, the plans outline plans to remove many mature category A & B trees from the landscape - to remove such old trees that are in good health is likely highly detrimental to the local wildlife and biodiversity, and as the majority of the trees slated for removal are at the boundary of the development, I would urge the council and developers to further consider the necessity of these removals and act to ensure the trees are preserved.

These factors have led me to strenuously oppose the development as it is currently planned. I would strongly support the development of this site should these factors be addressed and the local community and landscape be more thoughtfully considered in the plans.

Thank you for your consideration of my concerns,

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