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 OBJECT to this application.

The size, appearance, layout and density of the proposed development:
This development is too high for the area. Most buildings in this area are 2 or 3 storeys high. A development of 6, 7, 8 and 10 storeys is excessive and overbearing, in particular the 10-storey block immediately adjacent to Barlow Moor Road (East Block A). Graeme House has been used to set a precedent for the height, this is not appropriate for the area. Graeme House was exceptionally high for a Chorlton development and its removal should be welcomed rather than used to set a precedent for ongoing developments.
In addition Graeme House was not immediately adjacent to the main road so its height should not be used as a benchmark for the new development which is in a different position.
By building 6 large blocks of flats this will overdevelop the site and lead to a very high density of living conditions.

Impact on landscape and ecological habitats:
The proposal includes small areas of green space including a "linear park" which is small in size and will be overshadowed by the large development on Barlow Moor Road. There are a lot of hard surfaces which should be reviewed and replaced with more green space with priority given to publicly-accessible green space.
The original proposal was to keep the trees which are already on site, however a lot of these

mature trees are going to be lost along with their ecosystems which have developed over many decades.

Means of access, parking, servicing, traffic generation, highway safety:
There is not enough parking provided for residents, this will lead to congestion on neighbourhood roads including Nicolas Road (where there is a health centre and GP surgery) and Oswald Road where there is a large primary school (Oswald Rd Primary) along with road access to another primary school (St John's) already a very busy area with traffic and parking issues.
There is not enough parking for visitors and shoppers, primarily there is not enough parking provided for disabled people.

In addition:
There is insufficient infrastructure in place for this large development both on its own and in conjunction with the other builds/applications in Chorlton.
The old precinct provided a town centre for Chorlton. This development has removed it and there is no civic centre, no strong retail offering. The number of retail units is greatly reduced and the units are small. We need large units similar to Quality Save which brought shoppers into Chorlton and is much missed.
There is now no guarantee that the social housing proposed in the development will be funded and built.

Please note that I am not opposed in principle to development of the precinct site but I would expect a development of affordable housing with a strong civic centre/retail offering and an increased viable public green space