

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: Whilst I support the principle of sustainable development on this site, the revised proposals have introduced additional stories of development resulting in over-development. The form of development has compromised the amenity of the surrounding public realm and streetscape by a development that significantly overshadows the surrounding area.

Simply put, this development is too tall and out of character to the existing streetscape. The height and mass of development should conform to the development framework comprising blocks of 5/6 stories, with a max of 8 in set back locations.

A more traditional European apartment block structure with ground floor active uses should be explored, in a wider parameter block, rather than tall, narrow fingers of development, which result in dark and windy outdoor spaces.

The original design concept has been watered-down to accommodate more units with the ultimate goal of profit. This is a GMPF scheme, investing money on behalf of public sector organisations, whilst proposing a scheme that flies in the face of the policy and development frameworks adopted by those public sector organisations.

