

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: My main concern regarding the proposed development plans is the loss of public parking spaces (currently available from the Chorlton Square car park), with apparently no adequate plans to replace these public parking spaces. I recognise that the plans involve 164 private residential parking spaces, but the plans only provide 12 public parking spaces and 6 spaces for retail tenants. This is a huge reduction in public parking (currently available from the Chorlton Square car park), which means loss of access for disabled people who rely on their cars to use the local amenities, loss of access to amenities for the local population at large (particularly those who rely on their car to some extent), and loss of business (financial damage) to local businesses who rely on customers using the currently available parking spaces. Here I note that the current Chorlton Square car park is routinely filled with many more than 18 cars, all of whom are parking temporarily to use local amenities and shops (since it is a short term car park).

The proposal as it stands will therefore be detrimental to the wider community as a whole, in terms of loss of access to facilities, and loss of business.

In view of the above, it would appear that the current proposals are in direct contravention of:

- The Building Regulations 2010, see e.g. Part M which requires that new buildings in England must have 'reasonable provisions' for people to access and use a building and its facilities
- The Equality Act 2010, which requires e.g. that service providers make "reasonable adjustments"

to ensure disabled people can access goods and services (in this case no such "reasonable adjustments" appear to have been made in respect to the amount of public parking available).

It is my view that the plans should be updated to adjust the number of publicly available parking spaces to ensure compliance with The Building Regulations 2010 and The Equality Act 2010, and I think it would be reasonable for the council planning department to provide a reasoned explanation of whether they believe the current plans are in compliance with these legal requirements, and if they do not believe the current plans are in compliance, to require the changes needed to ensure compliance.