

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: The overall premise to have a mix of housing, social housing, retail and leisure space is good. However I have two serious objections to the plans submitted:

1. The height of the proposed tower blocks is far too high to be in keeping with the local area. Most buildings are currently 2 or up to 3 stories. The current single Graeme House building is the only higher building in the area, but the impact is mostly offset as it is set back from the road and the view blocked by the 2 story buildings. A 10, 8, 6 or even 4 story building along the road will result in this looking like a completely out of place development of tower blocks in the middle of a residential suburb. There are also very serious concerns about safeguarding, with the proposed tower blocks overlooking the nearby Oswald Road primary school.

2. There are not nearly enough parking spaces for the number of residencies proposed, or any allowance for the removal of the existing public parking site. While it is good to encourage use of alternative transport, the reality is most homes will have one or two cars and will at times have visitors needing to park, as well as shoppers to maintain the local economy. The nearby streets are already having parking capacity issues causing disputes between neighbours, so adding a few hundred more cars needing to find parking space not accommodated within the new development will likely cause serious issues.

The obvious way to address both these issues is to reduce the size and intended number of

residencies. I would suggest a maximum height of three stories, unless any higher block can be offset from the road and do not overlook the school, and also ensuring there is sufficient parking for residents, visitors and shoppers.