

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: Overall, I am very supportive of the need for the site to be redeveloped and to ensure an efficient use of the land, with appropriate densities.

However, Block B, due to its height to 8 stories, would appear as excessive and incongruous fronting onto Barlow Moor Road, where the established building height is 3 stories. As such it would tower over the surrounding buildings, causing significant harm and disruption to the street scene.

The former Chorlton Leisure Centre site on Manchester Road is currently being built out at 5 stories, and the frame of this is currently visible, it shows how this height will be significant on the same road. The proposed development would be an additional 3 stories higher than this, and this will be excessive for the reasons mentioned above.

Using the height of the existing Graham House is not an acceptable starting point for the height for the new development, as it is significantly set back from any road frontage, and having this similar height right along the road will cause an imposing and overbearing building causing harm to the character and appearance of the area.

I'd support the scheme if Block B was reduced to 5 stories along Barlow Moor Road, raising to 6 stories at the corner with Nicolas Road.

Thank you for considering these comments in the determination of the application.