

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 think the size of the development in the centre of Chorlton concerns me for a number of reasons. The height of the tallest structure looks to be much more imposing than the former Graeme house office building, as it was set back from the road and only one tall item on that site. The number of dwellings suggested means that there will be a large number of people living in the centre of Chorlton in addition to the other developments taking place in the suburb. I do not think the existing infrastructure of suburb is set up to cope with that number of potential dwellings/residents. Local healthcare services are stretched (there are rarely NHS dentist spaces available) and primary schools would not have space to accommodate large numbers of extra students. I would question the capacity of devices such as water and electricity to cope with the development size too.

I think the size of the site and the proximity to Oswald road school will also cause issues in terms of noise and then light being blocked once they are built.

The size of the development also concerns me in terms of transport. There are less parking spaces than the number of dwellings which will cause issues in the local area when the dwellings are occupied. There will be dwellings where they have more than one vehicle and the local roads will not be able to cope with additional on street parking. The closure of the existing car park and loss of the bay on Barlow Moor Road (for the cycle lane) already put excessive pressure on the local streets. Local terraced residences don't have enough on street parking for the number of residents and this development makes me very nervous that Chorlton will just become a suburb people don't want to visit as there is no parking. Not everyone in the dwellings will use public

transport and I doubt they will all have a bike and cycle on the numerous cycleways created. There is little disabled parking locally for users of the suburb and this development concerns me that disabled residents and users of the existing businesses will be put at a major disadvantage and have less opportunity to easily access these businesses and services.

It cannot be assumed that people will not have cars and that visitors will just be able to find a space elsewhere - or that they will all travel by public transport to visit the residents in these buildings.

The smaller commercial units that will be in the building will not necessarily bring back some of the types of businesses which have been lost from Chorlton since the closure of the former shopping centre. Existing businesses may not be able to cope with the potential increase in customers - as if all of the residents wanted to go to cafes and bars locally, they would all become even busier and potentially drive customers to other locations- reducing the appeal of Chorlton as a suburb as the diverse and many independent traders have traditionally been a draw to visitors from across the city.

I feel that the size of the proposed development is drastically changing the suburb I call home and not for the better. I think the size of this and the location of the site in the centre of Chorlton needs to be reconsidered as the local services and infrastructure are not designed to cope with the existing population and their needs. An additional 600 plus residents (guesstimate as few dwellings will only have one person in them) will put unnecessary pressure on these in a suburb which is fast having more dwellings of multiple occupants being developed and created. Chorlton already has lots of flats and multiple occupancy buildings where residents have multiple vehicles and the local streets are not able to easily accommodate them all. Public transport is patchy if you do not live in the centre of Chorlton so residents who live in the postcode but not the centre are restricted on their access due to reliability issues. Those who then need to drive such as disabled residents or those taking elderly residents to appointments/shopping will be provided with a more challenging task, making it much harder to access the suburb and reducing the quality of the experience.

I think a smaller development would be more in keeping with the area and could be reconsidered to reduce the impact on the infrastructure, environment and local services.