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:Let me start by saying I support a development in this area - just not the one proposed.

The latest plans appear to have ignored some of the main points that came out of previous consultation. For example:
- Feedback was positive about the design, people felt it was in keeping with the local area. Though, the most recent renders appear to have different brick to the initial proposal and it has a much more "city centre" feel. I've never seen any buildings in Chorlton looking like these plans. To claim it is in keeping feels fairly dishonest. The initial mansion block renders were a great touch that I support.
- From the consultation, it is mentioned the public said there should be a good mix of homes. To say a mix of very similar 1, 2 and 3 bed flats is a seems a stretch. The area has a good mix of residents currently and this development seems heavily geared to attracting a certain demographic of young professionals or students. The town has a good mix of older residents, families, and professionals currently - a sway one way could negatively affect those in houses since the town will appear less desirable for families.
- People said there was too much focus on residential development on the site. This appears to be ignored with no reduction in residences. The increase of this scale will have a terrible impact on the surrounding area. Traffic is already an issue in surrounding areas along with parking. Residents currently cannot park near their houses sometimes if the market is on for example. There is Oswald school in close proximity causing congestion during rush hour. The addition of

350+ residents will only exacerbate this - especially with the Barlow Moor Road flat development and the Ryebank Fields development (these are very closely located and it seems ridiculous to push through all at the same time as the effect of each have not yet been realised and certainly not realised in conjunction).
- Concerns regarding the buildings being too high have not been resolved to a fair degree. The new plans have building breaks and step down levels but this does not really address the issue that a ten story building will be in such close proximity to one of the most popular roads in Chorlton. The feel will be completely different, turning it from a leafy feeling suburb to an overdeveloped city centre area. This is not in keeping, clearly. Where else can you find such a tall building which imposes to such a degree in a Manchester suburb? If such a tall building is necessary, why not set it back where one of the shorter blocks are - to compare it to Graeme house is dishonest as this existing building is clearly set back from the roads by a much larger distance, not imposing nearly as much.
- There was mention of adding a better ratio of retail space, which is welcome. Though, I think residents who live here would agree that the issue is with supermarkets. Small supermarkets are not sufficient for a healthy lifestyle, there is a need for large supermakets and the only option is Morrisons within walking distance. This means a large population increase will lead to more demand here and cause more congestion issues. There should be plans to improve infrastructure to support the increase in residents.

To conclude:
The area of Chorlton is thriving for a reason. To change the very centre to such a ridiculous degree will cause it to become less desirable - hurting it in the long run. There are many Manchester areas much more in need of a development like this. The high street is very busy every day, along with the roads. This development will strain this infrastructure.

Thank you.