

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: Dear Planning Department,

I am writing to formally object to the proposed redevelopment of the Chorlton Precinct under application reference 142652/FO/2025.

While I understand and support the need for thoughtful redevelopment and affordable housing in our area, this specific plan is completely inappropriate for Chorlton and threatens to undermine the very character that makes the area so valued by its residents and visitors.

Key Objections:

- Excessive Height and Scale:

The proposed buildings, with blocks reaching up to 10 storeys, are wildly out of scale for a suburban village like Chorlton, where the majority of surrounding properties are just 2-3 storeys tall. This design, as ugly as it is, would completely dominate the skyline and destroy the aesthetic that makes Chorlton a desirable, human-scale neighbourhood.

- Overdevelopment and Density:

With over 260 flats proposed (and over 650 units in Chorlton when factoring in nearby developments), the resulting density is unsustainable. Chorlton already suffers from limited

infrastructure, parking shortages, and overcrowded amenities. Cramming more people into this area without improving services will degrade quality of life for all.

- Loss of Civic Centre and Green Space: Previous designs for the site were far more community-oriented, with more civic shops, usable green areas, and better integration into Chorlton's existing fabric. The new plans reduce shop space significantly (from 22 to just 12), eliminate any significant public plaza, and offer minimal green space while felling existing trees. New saplings cannot replace mature trees in either environmental or aesthetic value.

- Parking and Accessibility: The proposed development does not offer adequate parking for residents or visitors, particularly disabled people and will inevitably worsen the already problematic parking situation in surrounding streets.

- Precedent for Future Development: Approving a development of this height and density sets a dangerous precedent for future projects in Chorlton. It sends a message that profit-driven, city-centre-style blocks are acceptable in a suburban village, risking irreversible damage to the area's community feel and architectural heritage.

- Unclear Commitment to Social Housing:

The developers' failure to guarantee the inclusion of social housing is deeply concerning and undermines any claim that this development will serve a diverse, inclusive community.

Broader Context:

This development cannot be viewed in isolation. It joins a growing list of dense residential projects in Chorlton, including:

- The new housing project on the former Islamic High School for Girls site
- Additional planned developments opposite Beech Road Park

Taken together, these represent a massive and rapid increase in population without any commensurate investment in infrastructure, services, or transport, further compounding the strain on an already stretched area.

It feels as though Chorlton is being punished for its popularity. Developers are exploiting its desirability, cramming in as many units as possible to maximise profit at the cost of long-term sustainability and community wellbeing.

In Summary:

I do not object to redevelopment, nor to new housing, especially genuinely affordable housing, but

this plan is not right for Chorlton. It is over-scaled, under-serviced, and fundamentally at odds with the neighbourhood's identity.

I urge the planning committee to reject this application and push for a redesign that respects the character, scale, and community needs of Chorlton.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.