

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: I object to the proposed development on the grounds below. I have declared myself to be a neighbour as I anticipate the impact from the development will affect EVERYONE who lives in Chorlton and not just those who live in adjacent streets.

1 The development of 262 homes in this small area is much too intense for Chorlton and will result in significant overwhelming of use of many local facilities, including local health facilities, schools and local roads.

2 The general height of the blocks is excessive and poorly positioned. The apparent justification for multi storey buildings on the site is the old Graeme House, but it was a single building close to the centre of the site. By contrast, the tallest building in the multi block layout will tower over the entry to Chorlton Cross and will appear to announce that Chorlton is now the home of arrogant, assertive blocks of flats with its tiny citizenry dominated by the financial avarice of commercial developers and a pension fund that had made an unwise investment.

3 The reduction in shopping area and outlets is unacceptable. If Chorlton is to survive as a suburb, it must have shops to cater for its population. The current supermarket is too small and cramped to provide for the area, the local, much loved and well supported co-operative wholefood shop has a very limited, vegan oriented range of relatively expensive goods and other convenience stores are small and also have limited ranges. This means that affordable, one stop shopping for the 260 new homes will require a car journey to the nearest large, car oriented supermarket in Stretford or Hulme. The introduction of so many new homes without concurrent arrangements to address the reasonable living requirements of their occupants is a dereliction of the Council's planning

duty.

4 The occupants' dependence on cars will progressively overwhelm local traffic flows immediately adjacent to Chorlton's busiest road junction. The inclusion in the proposed development of a large number of cycle storage spaces is a sop that won't meet the living requirements of the occupants - who would do a week's shopping by bike?

5 The introduction of so many new homes should be the subject of continuous, timely local communication conducted in an easy to absorb manner, not obscured in the multi document snowstorm that seems to be required by the planning process. It should be clearly communicated how the understandable concerns of local residents are being addressed by whatever interdependent applications or improvements will address the increased demand for local facilities, from sewage to shops. A major communication exercise was started by the applicant, but it seems to have lapsed and it is no longer clear how their original plans have changed and why.