

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 am objecting to the planning application ref: 142652/FO/2025 development of Chorlton Square Shopping Centre into 6 multi-story blocks of flats. This is very different from the plans shown at the previous consultations which included houses and a through road. With the highest block being 10 stories and the other blocks between 8 and 4 stories the majority are out of keeping with the character of the surrounding area. There is insufficient infrastructure to support the additional 262 flats and the number of new residents to the area. There are numerous other developments in the area currently too which will also put pressure on infrastructure and local services, and this application needs to be considered within this context.

Parking is already difficult for residents on the surrounding streets who are often unable to park on their own road and there is insufficient parking provision to accommodate the size of this development, either within the development or surrounding streets. We already live with constant pavement parking wherever the pavements are wide enough for vehicles to park fully on the pavement, creating hazards for pedestrians, and additional cars to the area will more than likely exacerbate this existing hazard. Air pollution is already in breach of WHO guidelines for 'safe' levels of particulate matter, in the area and a development of this size will have a further negative impact on air quality and health for people in Chorlton.

The plan proposes much fewer shop units than the precinct provided and smaller units, with no provision for a supermarket type store. The closure of the precinct is already having a negative impact on quality of life and the public realm in Chorlton. We need a diversity of shops that can provide for our day to day needs to ensure that Chorlton can move back to being a vibrant and

sustainable place to live. As well as improving the quality of life for residents it would also enable people to shop locally, support local businesses and reduce carbon emissions and improve air quality by reducing car travel out of the area for shopping. These are all key priorities for the council.

The plan does not include a pedestrianised area similar to the Chorlton precinct which provided valuable space for people to meet and socialise with others - this was particularly valuable for older people and for reducing the impact of social isolation.

The plans include the felling of mature, semi mature and a cluster of trees. These are all vital for city living, capturing carbon, providing shade and mitigating the urban heat island effect along with providing refuge for wildlife. This contradicts the council's position on climate and biodiversity, having declared an emergency for both. The planting of new trees does not provide the same benefits as existing and established trees given the length of time to mature and the maintenance that is needed are rarely provided when new trees are planted. As we are one of the most nature - deprived countries in the world and one of the most nature depleted cities in the UK we should be preserving our trees at all costs rather than maximising profit and seeing nature as a mere inconvenience to these plans.

There are no guarantees for social housing in this development, and this is desperately needed in Chorlton. This is very disappointing that the developers have reneged on this previous offer.

Overall, these plans are very disappointing and will have a negative impact on local residents and wildlife, due to uncreased congestion, pollution, strain on local services, and lack of local shopping amenities and destruction of local habitats.