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 am writing to register serious concerns about this planning application. Specifically:

1) The height of the proposed buildings is completely out of keeping with the vast majority of buildings in Chorlton. Whilst Graeme House currently occupies part of the site, this is set well back from the streets and is a single high rise block. In contrast the planning application proposes 5 very large blocks (plus a smaller 6th) with the highest being 10 storeys, much higher than other buildings in the area.

2) The development is to replace a civic centre that included significant retail space and was the heart of Chorlton. The current proposals do not include a strong retail component which is needed to maintain Chorlton's character as an independent suburb. Access to the rear of shops is a vital part of being able to trade and should be maintained as per the previous retail space.

3) The proposal is very high density placing a strain on local resources including GP access, schools and roads. In addition the site includes very limited parking to allow access to visitors to

Chorlton centre.

The plans have significantly changed since the consultation process with the removal of low rise homes, the commitment to affordable housing and a reduction in both retail and green space. Whilst I support the development of the site for affordable housing and retail the current proposal is not suitable for our suburb or low rise, low density housing.

It appears that all the consultations with the public have been disregarded and local residents views and suggestions have not been included in the new plans. In my mind it feels like the developers are running the show and the council isn't showing sufficient backbone to maintain the character of a well-loved Manchester community.

I look forward to seeing revised plans with lower towers (max 7 stories), at least 25% affordable housing and plans on how an additional school and expanded health centre will come about.

Yours sincerely,
[redacted]