

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:

RE PLANNING REFERENCE: 142652/FO/2025

Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ

Objections from [REDACTED]

A. Height, size and visual appearance etc

1. The proposed development is completely unsympathetic to the surrounding buildings as well as the rest of the suburb of Chorlton. Chorlton is a very ordinary suburb of mainly two and three storey houses and two and three storey blocks of flats.

2. The whole development is contrary to Paragraph 135 of the National Planning Policy Statement and Policies EN 2 and DM 1 of the adopted Core Strategy. Paragraph 135 of the National Planning Policy Statement states that development should be sympathetic to local character and history, including the surrounding built environment. These big blocks are NOT sympathetic.

3. Six big blocks of flats are far too many big buildings on this relatively small site.

4. There are 252 homes of 1 to 3 bedrooms. And there will therefore probably be too many people living on this small site. And it will be overcrowded.

5. According to council documents from earlier this year this development together with others in the planning stage or building stage will create 654 new dwellings in Chorlton. Where will ALL the infrastructure be?

6. Five of the buildings are far too tall for Chorlton. And they are not in keeping with the size of Chorlton buildings and the sixth building (of 4 storeys) is higher than the surrounding buildings facing Wilbraham Road.

7. While Policy EN 2 of the adopted Core Strategy identifies district centres as potential locations for tall buildings, it also states that "the height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context."

8. Graeme House has been used as a benchmark for the height of the development. Graeme House has always been too big for the site but at least there is only one Graeme House and not several. And for the most part it is 8 storeys high and not ten.

9. Policy DM 1 requires all development to have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas in terms of the design, scale and appearance of the proposed development; and have regard to the character of the surrounding area." This development does not meet these criteria.

Also, these blocks will be visible from quite far away.

10. Also Graeme House is set behind other buildings on Barlow Moor Road whereas the new buildings will dominate much more because they are not set back behind other mainly two storey buildings.

11. Further, please take note that Graeme House was never wanted by locals when it was built because it is a massive and tall building. Yet it's been used as a benchmark and these developers want 5 of these excessively tall/large buildings.

12. Both of the buildings fronting onto Barlow Moor Rd are higher than Graeme House.

13. The whole development is completely out of scale with Chorlton and will dominate the area and will be unpleasantly visible from many parts of Chorlton.

14. The design of the buildings could be worse but they cannot really be described as attractive. Flat roofs are not common in Chorlton. Chorlton does have bay windows but not several storeys of them. From the drawings some buildings seem very flat. All these buildings are also alien to

Chorlton.

B. Future developments and the younger resident

15. Regarding using Graeme House as a benchmark for the height: Please remember that Graeme House was imposed onto Chorlton. It was not wanted at the time of building it. However, this proposed massive development could well be used to force ribbon development of massive flats along Barlow Moor Rd and Wilbraham Road and elsewhere. (It will be Ancoats cum Hardy and not Chorlton cum Hardy.)

16. A lot of young people like the high rise living in the centre of Manchester - but when they want to settle down and have a family many say they want to move out to the suburbs to their 'forever' home in low rise housing. There is less overcrowding more green spaces in South Manchester than in town.

C. Public Spaces

17. The public open spaces within the site will not be attractive enough. As they are too small. They are likely to be in shadow for much of the day - and as with most areas near tall buildings will probably be cold and windy. They are unlikely to be attractive town centre meeting places to many people.

18. It is unlikely that they will make welcoming, social civic spaces with good retail. For people to meet and mix.

19. There is no guarantee that trees which are intended to be kept can survive the construction process. And several are already listed for felling. Young trees take many years to develop to a useful height.

D. Retail

20. Regarding retail space: This development is not an improvement of retail space. One of the key problems is that there is a reduction in retail floor space.

21. Further, the Precinct shops were wrongly forced to close even though nearly two years later demolition hasn't even started. Why has the council and the developers been so keen to destroy Chorlton as a shopping centre and a commercial centre and an enjoyable public space?

22. This destruction of the Chorlton Precinct shops is in addition to the massive disruption to Chorlton retailers caused by the overly long time taken for the construction of the bike lanes along

Barlow Moor Rd and the removal of car parking spaces.

23. People, especially those who are struggling financially are missing the cheaper options which were available in some of the Precinct shops. - which, as stated, have been unnecessarily closed. Many people in Chorlton, Whalley Range and other surrounding areas are really missing the Precinct as they regularly shopped there. It was very insensitive and uncaring by the developers to force the closure of the shops so early.

24. There are many everyday items that can no longer be bought in Chorlton. Many people don't have cars and they cannot easily get to another shopping area that sells what they want. Whereas locals used to be able to pop to the shops - some people came from far and wide to Chorlton to obtain what they wanted in Chorlton Precinct.

25. There is no longer a relaxed civic space for social interaction with shops etc,

E. The Consultation Process

26. A small number of Chorlton residents realised that many other residents did not know that the planning application consultation process had started. So a small number of people got together and have managed to let a small proportion of people in Chorlton and surrounds know what's happening via leafleting and what's App. In addition to the small number of people leafletted etc leafletting is not efficient as most don't read them.

27. In addition, I have now spoken to random people that I met in the street from various parts of Chorlton in the last 9 days and found out that the consultation process has been totally inadequate. .

28. TIMING: One month is far too short a time with regard to such a major development which will change this suburb for ever.

29. Not one person that I have met in the last 9 days since I started knew that the planning application had gone in and that they only had a month to object. They were then horrified to hear that they only had a day or a few days left to object. With such major changes to the suburb (both to the appearance and to the shopping) the whole area (thousands of people) should have been informed by letter from the council about the planning consultation process and the deadlines.

30. Regarding the second consultation brochure produced by the developers: Many people in the area did not receive this.

31. Regarding the letter sent in June 2025 by Robert Griffen it is clear that very few people received his letter.

32. Of the few that knew that a development is going to happen even fewer knew that the original plan with lower buildings and some houses had been changed to these massive and over-bearing blocks of flats. In other words most had not seen the developers' second consultation paper.

Also, not all of the very few people who had seen the second consultation paper realised what was actually planned because it was not clear.

33. When they heard what was happening several people said words to the effect of "We've been lied to." "The council doesn't care." "The council is greedy." and "Money is changing hands." And so on. It is very sad that so many people have lost/are losing their faith in this labour run council.

34. If you get quite a few responses it's only because the small group mentioned above have tried to publicise what's happening. However, we have only contacted a small proportion of the area .

There would have been far more objections if three months to comment had been given because .many more people could have been contacted.

35. Conflict of interest. Some people have also wondered whether the people concerned with planning decisions for this site are also potential beneficiaries from the wealth created by this site. If so, this is a definite conflict of interest.

F. Parking

36. I have attended meetings where older and also disabled people have explained that there is too little public parking available. And far too little parking for residents'

However good your transport system is many people still face needing a car because the journeys they make do not fit in with the tram network or the buses. Consequently the people living near the development are very worried about the additional congestion they will face. The roads in Chorlton are already highly congested.

G. My Likes

37. The only item I welcome is - the retention of the strip of land along Barlow Moor Rd that will not be built on and which will be left as a public green area. So at least the buildings will stand away from the road on the building line and residents will not be so near Barlow Moor Rd.

38. I am all for residential property on the site and shops but I object to this plan.

39. And there is no guarantee of social housing. This was promised as being definitely part of the plan..

