

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: As a local resident, I'd like to raise a number of concerns about the current proposals for this site. While I support the principle of redevelopment and agree that more housing is needed in Chorlton, I don't think the plans as they stand are right for this location.

The height and density of the proposed buildings are excessive. Blocks D and E would sit directly behind my property and would likely block a significant amount of daylight. The blocks facing Barlow Moor Road are also too tall and too close to the street, which would make the development feel overbearing. The existing buildings on the site are smaller in scale and more sensitively positioned.

There is also a clear issue with parking. Removing almost all of the current public parking will cause problems locally, particularly given the extra demand created by hundreds of new homes and additional retail space. The application does not offer a realistic solution to this.

Retail provision has also been reduced, with no space allocated for larger units. This feels like a missed opportunity to support the local economy. At the same time, public space has been scaled back - which is disappointing given its importance for community use.

Finally, this development is one of several large-scale projects either planned or underway in Chorlton. Taken together, they represent a major increase in housing, but there doesn't seem to

be a wider strategy to manage this. According to the developer's own documents, this one site would deliver more than half of the new homes expected across the whole area over a six-year period. That level of concentration in a single location isn't balanced or sustainable.

In summary, I support the idea of redevelopment, but the current proposals are too large, too dense, and poorly integrated with local infrastructure. I hope the Council will ask for revisions that better reflect the scale and needs of the area.