

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: This plan has significantly changed since the original drawings. The height of these buildings will be overbearing in comparison to the surrounding areas given the number of buildings. The current office block is only building, not multiple and is also set back from the road. The proposed height and location of these flats will significantly overshadow the area. There are also no longer houses proposed in the design, which is where the shortage in housing lies.

Also, the ratio of parking to planned occupants is not acceptable. There is already existing issues in the surrounding streets leading to congestion and this will impact it further. 63% of properties being supplied parking is not sufficient. Especially when so many people are becoming 2 car homes.

The reduction in green space within the plan is also a negative given how the planned number of occupants has now increased but the green space size has decreased.

Lastly no large retail units within the plan is a concern. For example spaces for shops like quality save and boots. Losing those shops when the existing precinct closed has been a loss that wouldn't be remedied by these plans.