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:1. Inadequate Parking Provision

The proposed development does not offer sufficient on-site parking relative to the number of residential units. With 262 flats, even if a modest proportion of residents own vehicles, this will place an enormous strain on surrounding streets which are already under pressure. The overspill parking is likely to lead to congestion, safety risks for pedestrians, and disputes with current residents.

2. Traffic and Road Infrastructure Impact

The local road network is not equipped to handle the significant increase in traffic that 262 additional households will bring. This will contribute to congestion, particularly during peak hours, and exacerbate existing issues such as delays at junctions and increased risk of accidents. No robust traffic impact assessment appears to have been presented to demonstrate how the existing infrastructure can cope.

3. Lack of Affordable Housing

There appears to be an insufficient allocation of affordable housing units within the scheme. Given the scale of the development, it is unacceptable that it does not contribute meaningfully to

addressing the urgent local need for genuinely affordable homes. This development seems to prioritise high-density private sales over inclusivity and social equity.

4. Overdevelopment and Scale

The proposed height and density of the six units are out of character with the surrounding area and represent a significant overdevelopment of the site. This risks overwhelming the local community and could negatively impact the character and visual appeal of the area.

5. Pressure on Local Services

An influx of hundreds of new residents will place further pressure on already stretched local services such as GP surgeries, schools, and public transport. There is no clear plan provided for how these additional demands will be met.

For these reasons, I urge the planning committee to reject the current application in its present form. A revised proposal which scales back the density, provides adequate parking, includes a realistic proportion of affordable housing, and considers infrastructure capacity would be more appropriate.