

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: There appear to be many differences between the consultation information and the planning application. These differences do not appear to enhance the proposals, rather they appear detrimental. Whilst the existing site has become derelict and requires substantial improvement these planning proposals have significant areas where I am concerned that they will detract from the concept of improvement that was put forward in the previous consultation exercise. I make the following observations and objections to the proposals.

1. The Detailed planning submission makes no provision to provide affordable housing. Indeed it is excluded unless a "white knight" is found. This is not an acceptable situation as affordable housing is certainly needed in the area.
2. The application does not explain what will happen to the two allocated affordable housing blocks should funds not be acceptable. I object to the concept of building these blocks for any other purpose than for affordable housing. If the developer cannot afford to build affordable housing, then the site allocation should be left vacant until affordable housing can be built on it.
- 3 The retail outlets have been cut back and it is plain that the development will not significantly improve the commercial offering within Chorlton.
4. The development is assessed to offer a negative Return On Investment, suggested as -21% in the financial appraisal. It is an inevitability that estimates include the foreseeable and so it is virtually certain that the cost will rise further, thereby exacerbating the losses. It is therefore likely that the developer will seek ways to improve the financial viability of the scheme. Open spaces may be sacrificed to create more buildings to sell and 4 and 6 storey housing tuned into 8 floor

blocks so that revenue can be improved at "marginal costing". Such modifications would be wholly inappropriate and should be explicitly prohibited by any planning application and subsequent consent.

5. Initially, the proposals led to the impression that the development would create accessible areas for Chorlton population as a whole. The detailed planning application appears to make the space less for Chorlton. Indeed it appears that it could eventually become a gated space. if there is to be a development, the area should be accessible for all.

6 Parking within Chorlton centre is already difficult and has been degraded by the cycle ways. The development will create a demand for more parking and this has not been adequately addressed, not only for the new residents, but it also places more strain on demand for local parking for medical and retail demands as well. It is noted that further construction around Chorlton also exacerbates this situation.