

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: The scale of the proposed development is too large for a district centre, in particular the height of the blocks. The existing Development Framework Summary states that 'scale and massing should respond to the existing building heights in the current development and the surrounding streets'. While the old office block on the site is 8/9 storeys, it is set well back from the road and not visible from many angles. In the plans, the largest block is 10 storeys and close to the street. The setback proposed does not mitigate the height close to the street. Sections 7.4.1 and 7.5.4 in the Design and Access Statement demonstrates how out inappropriate the size and massing is.

The appearance is unsuitable and does not respect either the character of the existing site or the surrounding streets. It looks like a series of city centre blocks rather than a district centre. The overall appearance is unvaried and monolithic rather than respecting the varied character of buildings in the surrounding streets. Section 6.4.8 in the Design and Access Statement shows a choice of dark materials at ground level that add to the inappropriate weight of the development.

The retail units 2A, 2B, 2C, 3A and 3B are too large for the independent shops that characterise the area. Section 8.7.1 in the Design and Access Statement shows a loading bay for the north of the development inappropriately located across a road with no crossing facilities.

The pedestrian route through the site and retention of existing trees are welcome and should form

part of a revised application.