

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 are several significant problems with this application.

Firstly the proposed buildings are simply too high for Chorlton: most Chorlton homes are 2 and 3 storeys high and not 6, 7, 8 and 10 storeys high. The developers have used Graeme House as a benchmark for the height but there was only one Graeme House and not six huge blocks. Regardless, Graeme House is set behind low rise buildings on the main roads and hardly noticeable from most surrounding roads.

Secondly, 6 huge blocks of flats are too many for this site. (No longer any houses on the site plan) and this will mean the site is over-developed - about 262 flats of 1, 2 and 3 bedrooms. The number of anticipated residents would lead to very high-density living conditions and there is insufficient infrastructure for this development and the large number of other homes being built/applied for in Chorlton. (654 including this development - Feb 2025)

The plans do not include a civic centre with strong retail away from the main road and there are far fewer shops than suggested previously (Previously about 22 shops and now about 12). There will be no large retail units e.g. no room for a 'Quality Save' type store

The developers no longer guarantee that the social housing will be built, and there is not enough parking for residents - leading to potential congestion on surrounding roads.

These plans sound very much like the developer is trying to maximise profits off property sales and rentals by building out of keeping high rise flat blocks, with little regard for the effects on the local community.