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:I object to this application for the following reasons.
1. Loss of amenity.
This is a complete over-development. The height and density of the buildings is far too high. Using the height of the current Graeme House as a benchmark is unrealistic due to the much wider area these buildings will cover. Currently the precinct building is well set back from the road. These buildings are too close to the pavement and will be overbearing and reduce light. The proposed so-called linear park is nothing more than a corridor/verge opposed to the current green space road frontage.
The plans offer far too little in the way of retail units. Chorlton needs a shopping centre and this development was supposed to upgrade the current one. Please don't make excuses about online shopping, if anywhere has a community that can sustain and support independent and other shops then it is Chorlton. Excellent retailers have been forced out when they should have been supported to stay. To truly promote active travel and a sustainable environment Chorlton needs a solid retail offering with places to sit and shelter for pedestrians; ample secure bike parking for cyclists and car parking for those who rely on a car or are passing through and can be encouraged to stop. All of this is lacking. We have been robbed of a thriving shopping centre in Chorlton and we want it back. There is a dire need for our district centre to consist of more than chicken shops and bars.
2. Trees and ecology.
The development will result in the loss of a number of mature trees. These trees are around 50

years old and sequester a vast amount of carbon to clean the air in an area bounded by two main roads where there are few mature trees and traffic regularly backs up and cars idle queueing for the traffic lights emitting exhaust fumes. It is not acceptable to replace these trees elsewhere or to replace them here with the token gesture of a few saplings as it takes at least 20-30 years for a tree to reach it's full potential to sequester carbon. We are in a Climate Emergency, MCC needs to put this at the forefront of every decision it makes as the council has promised to do.

3. Traffic and congestion.

The lack of parking facilities suggested for this level of development is substantially lacking. It cannot be presumed that people who buy here will not have cars, that is simply naive. It is actually likely to result in around 500 more cars being brought to the area and the reality is that people who buy here will park on nearby residential streets which are already over congested for parking. The vastly overcrowded level of housing being proposed will hugely exacerbate the amount of traffic to the area so that people will not want to visit Chorlton district centre at all.