



Mr Robert Griffin
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Date: 3 July 2025

Article 18 Consultation Response

Dear Mr Griffin

Location: Chorlton Square Shopping Centre
Barlow Moor Road
Manchester
M21 9AQ

Proposal: Article 18 consultation from Manchester City Council in respect of application 142652/FO/2025. 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

Your Reference: 142652/FO/2025

Our Reference: 116703/ART18/25

Thank you for your consultation. Whilst we do not raise objection to the above, the Local Highway Authority and Environmental Health were consulted on the proposals and their comments are summarised below.

Local Highway Authority

Having considered the Transport Assessment document reference 3062-01 V1.2 it is not considered that the proposed increase in peak hour vehicle trip numbers i.e., 24 two-way trips for the am and 13 for the pm peaks, would have a discernible impact on the existing road network.

We are however, unclear as to why only a framework travel plan has been developed. A framework or interim travel plan should not be the default position when submitting a planning application and given that census data is available (and referenced in the Transport Assessment) and the expected end user is also known based on the type of development being proposed, we would have anticipated a full travel plan being provided. Nonetheless, it is accepted that measures will be in place to secure a full travel plan in the event planning permission is approved.

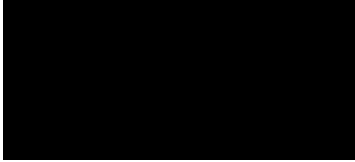
The LHA does not consider that the proposed development would have an unacceptable impact on highway safety within Trafford, nor would the residual cumulative impacts on the Trafford road network be severe (as defined by Paragraph 116 of the NPPF, 2024 and with reference to Paragraphs 115 and 117).

Environmental Health, Pollution and Housing Team

The distance from this development to closest Trafford residents appears to be in excess of 600 metres. For this reason, we have no reason to believe that Trafford residents would be unduly affected by the demolition, construction or operation of this development.

It is advised that further information be requested in respect of the proposed piling operations specifically with regards to criteria and monitoring, (as vibration can very often be a cause for neighbour complaint); however we would not expect any detrimental impact on Trafford residents.

Yours sincerely



Head of Planning and Development

