

# 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: I would like to object to these proposals in the strongest possible way on 3 main accounts.

1) The plans for the redevelopment of Chorlton Precinct are in contradiction of the character of the Manchester suburb of Chorlton cum Hardy. Chorlton is an area of low-rise residential streets and a similarly low-rise commercial centre. The proposed development comprises 6 blocks of flats ranging from 4 to 10 stories. Whilst I am aware that the developers have probably argued that none of their proposed flat blocks exceed the height of Graeme House which currently sits on that site, the fact is that Graeme House should never have been erected in Chorlton in the first place and the decision to redevelop the old precinct offers an ideal opportunity to rid Chorlton of one of its eye-sores, not replace it with similar. The whole appearance of the proposed residences has no sense of concert with the area. The buildings in Chorlton are of a traditional "House" design and the introduction of high-rise, square, glass and brick blocks will introduce an element of landscape architecture that is more suited to the City Centre. All in all, the proposals, if they materialise, will spoil unnecessarily the 'character' of Chorlton.

2) Although the old precinct was looking old and a bit tired, it was a hub within the centre of the vibrant community of Chorlton. There was seating available, local shops and frequent buskers - it had an 'atmosphere'. Some of the shops were highly individual, highly valued and operated, in most cases by local people. The premature closure of all of these shops has already had a negative impact on Chorlton leaving the centre with a plethora of bars, fast-food outlets, charity shops and bookies. My understanding of the proposals suggests that whilst some new

opportunities might be offered for some commercial development they will in no way replace what has been lost. The proposed development includes no common open space for popular meeting and intercourse. On the contrary the proposals will close off the whole area and hence the centre of Chorlton will be denied any opportunity for an open community space. (I might add here that the city council have seen fit to recently upgrade the centre of Withington with a splendid open community space in front of the library)

3) The proposal for the Chorlton precinct development includes 262 flats. The number of cars per household in the UK at the moment is 1.29 per household. This means a potential number of cars of 337.98! The proposal includes 182 parking spaces. What is to be done with the remaining 155.98? Maybe they'll all have bicycles instead of cars (quite clearly this is what the developers are hoping because they intend to provide 274 cycle bays!!)

Chorlton is already an anarchic wild-west when it comes to traffic! All the residential streets are full and the City Council steadfastly refuses to entertain any idea of residents permits. There are double yellow lines all along both sides of Wilbraham Road and they are ignored (what a financial gold mine is being passed up there!!) The Cycle lane through Chorlton is a thoroughly welcome addition to the suburb and it is good to see its increased use, but I don't think the planners gave sufficient consideration to its impact on traffic. If the same lack of consideration accompanies the Chorlton Precinct development we who live here are in for further chaos!