

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: The proposed plans would be at the irreversible detriment to the people of Chorlton. It's hard to see how this could ever be considered an upgrade compared to what we had before.

Before we had a butcher, baker, greengrocer, Boots the chemist, a car park for guests to support local businesses. The new plans would mean fewer shops, no parking provision (so would be in direct conflict with the Chorlton Local Infrastructure report), more traffic, more flats who ironically would need the very shops that are being demolished. It's a huge downgrade for the people of Chorlton and I am firmly opposed to the current plans.

1) the size and scale is out of proportion with the town, it would be the highest building for miles. The existing Jackson House is an absolute eyesore and it's wrong to use this as the precedent for height, but even that is set back from the road so is less offensive than these plans

2) the recently published Chorlton Local Infrastructure report clearly identified parking as a huge issue in Chorlton. Why would councillors then approve plans to remove the only decent sized off road car park in chorlton? This change would be irreversible and goes against existing recommendations for making Chorlton a hub of commerce and hospitality

3) the proposed commercial footprint for shops is only a third of the size of what we had before. This is not enough. There needs to be loading bays for shops. Units large enough for big businesses, not just coffee hatches. This development should be the commercial hub of Chorlton and the plans don't have enough units

4) the linear park is an insult and really the absolute minimum that could be designed in to create a

green space for the people of Chorlton. Look at Stanley square in Sale or the centre of urmston, where they have a central square for the community to gather, for children to play. No family would ever let their children play on this linear park right next to a main road. It's such a missed opportunity to create a green space in our town.

5) the parking provision is nowhere near enough to sustain the flats themselves or the commercial units. 8 visitor spaces between hundreds of flats and the shops is ridiculous. Where will delivery vans park? Removal vans? Anyone in the flat with a visitor? This is why we need an actual car park, even pay and display, it would help significantly.

I am not opposed to building more flats, but the balance here is all wrong. I will not support plans that provide the people of Chorlton with less than what they had before. These plans should be an improvement but they are far, far from that.