# 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 am objecting to the proposed plans on the following:

- Building heights
- Number of flats
- Parking
- Constraints and impact on the local area

When the original consultation was launched by PJ Livesey, they promoted the development as renewing the retail area. This was exciting as the heart of Chorlton has slowly eroded over the years due to Covid, high business rates, high utilities rates and high rents, and a new plan to redevelop this area was a good idea. I have lived in Chorlton for 40 years, and I like it because Chorlton has always been a good area for independent shopping for goods (bakers, butchers, hardware, artist hub etc). It has been really sad that lots of independent shops in the centre have been lost over the past few years and there has been a surge in takeaways, bars and restaurants. The area is now oversaturated with the latter.

From the last consultation, it became very clear this idea of renewing the shopping area was missold to the neighbourhood and instead it is a property development. The plans cited that there would be approximately 190(ish) flats with some houses. All visitor parking had been removed.

From the document 'Statement of Community Involvement', it is very clear that from the consultation feedback, there was a huge response with many people commenting saying the buildings are too high, not enough retail units and parking is a massive concern.

So it came as a shock that none of the community's concerns were addressed properly and when the updated designs were released, the number of flats had increased to 262 with the highest block to be 10 storeys high. This is higher than what was originally proposed and higher than Graeme's House which is 8 storeys high. This is far too high for the area (including Graeme's House which is an eyesore), and the height and number of flats needs to be reduced. This is also not in keeping with Chorlton's look (it is an old Victorian/Edwardian neighbourhood with lovely architecture), the height of the buildings within the area and the number of flats will have an impact on the neighbourhood which I will outline further down this objection statement.

I understand the need for housing and Chorlton is already accommodating other housing projects such as on the Irish Club land, the old swim baths site, Albany Road near Morrisons and a large plot of land on Wilbraham Road. I welcome that 49 flats will be for social rent and to be honest, I think this number should be higher for social rent. However, Chorlton is already a dense residential area and services are under a lot of pressure. I reject the total number of flats proposed for this site (262) and the Council and Councillors, esp John Hacking, should not emotionally blackmail Chorlton's residents over its housing list numbers when it has happily handed over land in other parts of the city to very wealthy developers (Renaker) and developed luxury flats instead. Ancoats and New Islington is another prime example of allowing developers to take over instead of looking at local needs. Chorlton does not want to become overridden by towers and the height of the buildings need to be lower, and the number of flats should be decreased.

The proposed plans also outline that there will be 182 parking spaces on-site for the flats. You have to work on worst case scenario, so where are the other 80 flats going to park their cars? All of Chorlton's side roads are full of cars and the new cycle infrastructure built on Barlow Moor Road/Manchester Road prevents any new on-street parking from being provided here. For years residents near to Oswald Road Primary School and Nicholas Road would like to have a residential parking scheme because the parking is terrible for those residents.

I understand the need to reduce people's reliance on car use and to change people's habits to switch to public transport, but unfortunately this aspiration does not reflect people's circumstances and reality. An example of flat developments having an impact on neighbourhoods are the Ancoats and New Islington apartments which have very limited on-site parking for residents, and as a result they have had to park within the surrounding area and outside other residents' properties. Commuter parking is the main culprit of on-street parking within this area and this is anticipated to be reduced with the introduction of a parking scheme, however, residents of these flats have added to the parking problems. If developers and the Council had thought more carefully, it was obvious that people will bring a vehicle with them and will park on streets

wherever possible. I think it's very naïve to think that people will not bring their cars to a new neighbourhood and I urge you to not to make the same mistakes as these other flat developments. Please do a proper parking survey of the whole of Chorlton and you will see parking is already a massive issue, and this development will add to it.

The other issue with parking is that parking is needed for Chorlton Family Practice on Nicholas Road. This is the main health clinic for Chorlton residents and this plan has completely ignored the needs of the clinic. Please reconsider some public parking space so that people with mobility issues or wish to do a big shop can park nearby and use the facilities.

I know a parking audit has been undertaken of the current car park and it said its usage is down, however this will be due to the faulty pay machines which have been a problem for many years - they don't work! The area is also partially boarded up because of the upcoming demolition of the site so this keeps car parking on-site away. As a result, people have parked on side streets which causes problems for residents.

Other impact on the local area will be on schools and health services. I used to work in School Admissions and it was always a nightmare trying to place new pupils in schools because the lack of places. All the Chorlton schools are always oversubscribed. The clinic is heavily used and getting appointments is terrible. With all the other housing developments and this 262 proposed flats will add to the overstretched services.

Finally I attended a meeting with the developers which was organised by Chorlton Civic Society earlier this year (NB I'm not a member of this group) and the developers attitudes towards residents was not pleasant. They were not interested in residents' concerns about the building heights and said they had their hands tied due to the Council's framework. They also told residents that if people wanted to park in Chorlton for shopping, then they should use Morrisons' car park - I'm sure Morrisons will be thrilled to hear that the developer is encouraging unauthorised parking in their store car park which is private land.

To summarise this objection, the height of the proposed flats are too high and the number of flats are too many for this central part of Chorlton which is a retail area. The height is too high for the area and it is not in keeping with the overall look of the area. It is incompatible. The height needs to be reduced and including the number of flats. If the Council are keen to address their housing list, then up the number of affordable flats needs to be 40% instead of 20%. There needs to be a proper assessment of the parking arrangements for both on-site and the surrounding area. All flats need to have their own on-site parking. There also needs to be a consideration for public parking near to the clinic - this has been ignored.