

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 wish to object to this application on the following grounds:

Overbearing Scale and Height

The proposed 10-storey development is wholly out of scale with surrounding buildings on Wilbraham and Barlow Moor Roads, which are typically much lower. Its excessive height will dominate the streetscape and create an oppressive visual impact, particularly for neighbouring properties.

Out of Character with the Area

This high-rise structure is not in keeping with the established character of the area, which consists predominantly of low-rise, human-scale buildings with architectural styles that reflect the local context. The proposed design represents a jarring and incongruous addition to the streetscape.

Traffic and Infrastructure Concerns

The location on a main road already experiences significant congestion. A development of this density is likely to exacerbate traffic, parking, and pressure on local infrastructure and services, without adequate mitigation.

Retail Provision

The proposed development replaces a well-used local shopping centre that has served as a vital

hub for the community. While some retail provision is included in the new scheme, it amounts to approximately half the size of the existing retail space. This represents a significant reduction in local amenities, which will diminish shopping choice, undermining the role the previous centre played in supporting a diverse and vibrant local economy.

I have lived in Chorlton for over 30 years and urge the planning authority to refuse this application in its current form.