

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: Dear Robert Goodwin,

I am writing to formally object to the above planning application on the grounds of insufficient parking provision, excessive building height, and the arrangement of affordable housing units, all of which I believe would negatively impact the surrounding neighbourhood and the quality of the development itself. Please see below details:-

1. Inadequate Parking Provision

The number of parking spaces provided appears significantly below what would be proportionate to the number of proposed residential and retail units. This shortfall is likely to cause increased on-street parking, congestion, and safety concerns, in an area that already experiences parking stress. It is noted under Policy C6 that redevelopment in Chorlton is to provide "substantial" increase in retail, yet providing only 12 public car parking spaces appears inadequate for this - especially when considering that these spaces would also cater for visitors to the new housing proposed.

2. Excessive Height and Overdevelopment

The scale and height of the development are out of step with nearby buildings and the established character of the community of Chorlton. The ten-storey block proposed would most significantly dominate the surrounding area considerably.

3. Affordable Housing Concentration

It is also concerning that all affordable housing units appear to be clustered into specific blocks, rather than integrated throughout the development. Segregating affordable units can unintentionally contribute to social division and create an imbalance within the community. A more equitable approach would be to distribute affordable housing throughout the site, promoting social cohesion and inclusion.

I respectfully urge the Council to consider these points and reject the application in its current form.