

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 am writing to object to the above proposed development.

I am a Chorlton resident of 33 years. Having been born and raised here, I attended Oswald Road Primary School (next to the proposed development) and Chorlton High School. I grew up on [REDACTED] and now live on [REDACTED] (less than 200 yards from the proposed development). My mother worked at Graeme House as a social security professional for many years.

As a current and life-long Chorlton resident, I can say with confidence that the general consensus surrounding the closure of the precinct is that it has "ripped the heart out" of Chorlton. We have lost essential businesses such as Boots the Chemist; Frost's the Butcher; Adam's the Greengrocer, Timpson's, Martin's the Bakers, and Quality Save. As well as the Job Centre. So far, only Timpson's has managed to gain alternative premises - over a year after its initial closure. There has been no promise from the council or landowner of finding alternative accommodation for any of the aforementioned closed businesses. I would direct your attention to Sale precinct - a very successful development whereby the 'overhang'/roof was simply removed from the shop fronts, creating a more open, light, vibrant space. I would suggest that this is a more suitable solution for Chorlton precinct. The current retail units are entirely suitable for re-development, as opposed to demolition.

You are not providing sufficient parking for the number of residences proposed - this will contribute to pavement parking, congestion, and pollution in the surrounding area, when Chorlton is already overwhelmed by cars. It is naïve to assume that this will encourage residents not to drive - they will simply park elsewhere. Manchester public transport system is not sufficient to eradicate the need for driving. This is particularly an issue when you consider the proximity of the proposed development to primary schools such as Oswald Road, St John's and Chorlton C of E.

There are already far too many ongoing and proposed developments in Chorlton and the surrounding areas. These include Ryebank Fields; Chorlton Baths; Chorlton Irish Club; Manchester Islamic School for Girls; the old warehouse sites next to Morrisons; the old Co-op on Barlow Moor Road, and many others. Chorlton cannot support any of this development, let alone all of it.

Chorlton does not have sufficient infrastructure or amenities for this development. You have already closed Chorlton Leisure Centre and Boots the Chemist as a result of profitable developments. We do not have enough doctor's surgeries; primary schools; pharmacies; high schools, and public transport services.

Graeme House is an entirely suitable existing building for conversion to housing. Successful examples of this local to Chorlton include Westpoint; Paragon House, and Atherton House. Re-use of historic buildings is indisputably a more sustainable approach to creating more housing than demolition and new-builds. Please see the Heritage Works for Housing report, which includes several examples from PJ Livesey and local examples: <https://historicengland.org.uk/images-books/publications/heritage-works-for-housing/>

There are many empty buildings in Chorlton which must be redeveloped before demolition and new-builds are considered - for example, Gablenook Nursery on Wilbraham Road.

It is entirely inappropriate and at odds with Chorlton's character to build housing of the proposed heights. This would completely overwhelm the skyline and block daylight for surrounding residences, business, schools, the doctor's surgery, and walkways. It also sets a precedent for building structures of this height, and could be a 'gateway' for Chorlton becoming far too built-up (e.g. Manchester city centre). The existing Graeme House is nine storeys high and is currently the highest building in Chorlton; it currently dominates the Chorlton skyline and is considered unusually high for a suburb such as Chorlton. The community does not want more of this.

The plans for 'One Chorlton' suggest that the majority of the 'green space' created by the development will be private and only accessible to residents. This does nothing to contribute to the local community. There are several potentially ancient and veteran trees at risk from this development. The Lemn Sissay poetry mural would be lost if this development goes ahead.