

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: This is such an extreme development, far more extreme than any other development outside of the city centre boundaries. The height (currently proposed to be 10 storeys...!!) is completely unacceptable for local residents and will shadow neighbouring communities.

I believe that the intended mass and height of buildings, especially along Barlow Moor Road/ Nicholas Road, are too high and dense. This will disrupt the visual character of Chorlton District Centre and have a major impact on residents of Warwick, Keppel, and Selborne Roads. The development will limit evening sunlight to these roads and contribute to a visual "lock-in" effect, especially given the existing mass of the Screwfix building on Albany Road.

The proposed building height is a stark and abrupt shift from the current built environment. It is out of sync with the architectural scale of the area.

I understand that the original Chorlton Development Framework referenced Graeme Tower as a height guideline. However, it also emphasized that the surrounding context of 2-3 storeys must be taken into account. The current plans appear to diverge significantly from the original vision outlined in the framework.

I also note that the proposed height exceeds that of recent developments in the area, such as 102 Manchester Road, 421 and 479 Barlow Moor Road, and 1a Woodside Road.

Policy SP1 (Spatial Principles) emphasises the need for development to positively contribute to neighbourhoods by enhancing character and protecting the built environment. In my view, this development does not meet that standard.

The parking provisions are also not acceptable, offering just 12 public parking spaces means that extra pressure and parking challenges will exist on neighbouring roads, which again is not fair to local residents.