

PLANNING AND
BUILDING CONTROL

15 OCT 2025

12th October 2025

Dear Robert Griffin and Julie Roscoe,

I am writing
in response to the letter posted through my
door the other day.

It concerns 142652/Fo/2025 - Charlton Precinct

I have already written with my views at least
twice before (online) I hope those comments are
still relevant.

Whilst I acknowledge the precinct needs updating
I am against the proposed design of the apartments.

Charlton is a busy, creative place with many
quirky, interesting buildings, many built in the
Victorian and Edwardian period. The proposed
flats are too high. They resemble the city centre.

I think the maximum height should be 4
storeys to be in keeping with the character of
Charlton.

There are no houses proposed. They are all flats.

There are a huge number of residential apartments under development in Charlton at the moment. Its changing the vibrant character.

This puts pressure of an already densely populated area. That leads to more traffic, poorer air quality and ^{increased} noise.

Many shops have been lost and we have a very limited supermarket.

More strain will go on local services such as doctors, dentists, schools. Are there proposals for more amenities to be created?

I acknowledge retail spaces are proposed but they need to be affordable for independent shops to try and maintain some of Charlton's former character.

More intense building puts pressure on the limited green space and sense of community.

Please consider the views of local residents such as myself. I know I am not alone in feeling this design is too overpowering for such a wonderful place as Charlton.

Yours faithfully

Fw: Ref 142652/FO/2025

From Planning <[REDACTED]>

Date Mon 2025-11-17 14:27

To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]

Sent: 14 November 2025 20:01

To: Planning <[REDACTED]>

Subject: Ref 142652/FO/2025

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Dear Sir/Madam

I am writing to object to the Chorlton Precinct development plan. This development is wildly out of keeping with the centre of Chorlton, which is a suburban setting predominantly of low rise housing and shops. A ten story block is more in keeping with a town centre development.

When the development was showcased locally a few years ago the plans were broadly accepted locally. That the developer went away after that engagement exercise and swapped in the horrible plan should weigh against them in your decision. I suspect this was their real plan all along but his their intentions.

There are several smaller blocks in development in Chorlton of 5-6 stories, and I would urge you to restrict the street facing blocks to that size or smaller. A central block approx the size of Graeme House would not be objectionable.

If a street-front 10 story block is permitted, this will be the new standard and the nature of the area will change.

Please consider my objection and stated alternative.

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Fw: Chorlton Precinct Ref: 142652/FO/2025

From Planning <[REDACTED]>

Date Mon 2025-11-17 14:27

To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]

Sent: 15 November 2025 15:47

To: Planning <[REDACTED]>

Subject: Chorlton Precinct Ref: 142652/FO/2025

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Planning Department
Chorlton Shopping Centre
Ref: 1426552/FO/2025

[REDACTED]
[REDACTED]
[REDACTED]

15 November 2025

We are writing to register our deep concerns over the proposed development on the Chorlton Precinct site. This is a massive over development for the heart of Chorlton, and would be totally out of keeping with the surrounding area. 10, 8 and 7 story blocks would overshadow the area, and be out of kilter with the surrounding buildings.

We are also deeply concerned over the fact that these proposals will place an intolerable burden on the existing infrastructure and amenities which are already overstretched and in urgent need of attention.

Further, the centre is already suffering from loss of parking for the residents already living here – not everyone is able to walk or bike around! The area is suffering from road congestion; where is everyone going to go?

These proposals would also produce considerable loss of shopping space. In recent years we have suffered a noticeable decline in the variety of shops. This proposal would further exacerbate this situation.

We are asking therefore that the development plans be rejected.

Yours sincerely

[Redacted Signature]

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Fw: Ref: 142652/FO/2025

From Planning <[REDACTED]>
Date Mon 2025-11-17 14:27
To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 15 November 2025 16:18
To: Planning <[REDACTED]>
Subject: Ref: 142652/FO/2025

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I would like to object to the redevelopment plans for Chorlton cum-Hardy M21.

1. High rise flats are an eyesore and should not be in a local shopping village. Chorlton has no parking for shoppers other than Morrisons car park. Every bit of land you cramp more house, flats or apartments in. There is enough congestion as it is. The schools are full, the roads have double parked cars meaning most are now one way roads. The cycle lanes have caused more issues than you could make up. They are now accident black spots. They are barely visible at night. The yellow paint to help make them visible is flaking off. You have made a right mess of Chorlton.
 2. [REDACTED] however you have closed all the shops she enjoyed to make way for high rise flats. She is now isolated, I am a 15 minute drive away, I now have to do her shopping as there I only Morrisons for her which is so overpriced. She enjoyed a wander around the precinct, she had Quality Save that had everything to hand. Now she feels there is no point in going to Chorlton anymore. Its full of bars and cafes and not enough shops. You couldn't make her feel any worse.
- Go to Chorlton, ask the people what they want and see the mess you have created.

Chorlton is so disappointed with Manchester City Council.

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Fw: Save chorlton centre

From Planning <[REDACTED]>

Date Mon 2025-11-17 14:28

To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
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From: [REDACTED]

Sent: 16 November 2025 09:57

To: Planning <[REDACTED]>

Subject: Save chorlton centre

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Dear planning team,

I'm writing to raise concerns over the redevelopment in chorlton centre Ref 142652/FO/2025.

It's over development and against original plans re shopping space.

I want to support those who oppose these plans.

Thank you

[REDACTED]

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Fw: Development of Chorlton Centre

From Planning <[REDACTED]>

Date Mon 2025-11-17 14:28

To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED] <[REDACTED]>

Sent: 16 November 2025 17:24

To: Planning <[REDACTED]>

Subject: Development of Chorlton Centre

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I am writing to express my dismay at the current plans for Chorlton Centre.

My concerns are these

***Retail space**

There are fewer retail units in the plan than were there previously. I first moved into Chorlton exactly 50 years ago. One of the attractions of Chorlton was its recognisable centre which used to be well used with a wide range of shops. The range of retail offers has gradually reduced over the years and less retail reduces the number of visitors into Chorlton. The loss of public space takes the heart of Chorlton and we lose our community feel which gives Chorlton its unique atmosphere.

***Tall tower blocks**

Planners told us that the new buildings would be compatible with existing surrounding buildings, but this seems to mean minor decorative features. There are no tall blocks currently, and if these proposed blocks went ahead, the character of our centre would change and feel claustrophobic, the tower blocks are ugly and out of character.

*Parking

If we want to have Chorlton as a thriving hub attracting shoppers from surrounding areas, there should be adequate free parking. I am a cyclist myself (love the cycle lanes and cyclops crossings) but roadside parking has been lost as a result of having the cycle lanes, so we need parking space for residents and visitors alike. Parking space on the current plan is for residents of the proposed new housing. We need more parking space available.

*Housing

We do need new housing and Chorlton is (or was) a popular area, but large tower blocks in the centre would be unpleasant and would rip out the centre of Chorlton. I acknowledge the housing need but not everyone wants to live in a tower block, realistically not families.

Please take residents views into account, I know some do not object to these plans, but the majority of residents do object.

The revised plan seems to have ignored points raised in the public consultation process, this must not happen again.

██████████ Chorlton resident.

Sent from my iPhone

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Fw: Chorlton Ref: 142652/FO/2025

From Planning <[REDACTED]>

Date Mon 2025-11-17 14:28

To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
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From: [REDACTED]

Sent: 17 November 2025 11:59

To: Planning <[REDACTED]>

Subject: Chorlton Ref: 142652/FO/2025

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Home address:
1 Kingshill Road, Chorlton, M21 9EZ

To the planning department,
I strongly object to your money making scheme of flats in Chorlton.
You have ripped out the shopping centre which had independent shops serving the community and have tricked us in to a massive carbuncle on the centre of Chorlton
All that will be left on your eyesore is I am sure some overpriced units. We want our independent butchers, veg shop, wool shop, Home Bargains and local artist shop back! Why can't we have flats AND a new shopping centre, not a few "units".
I am frankly disgusted by your plans, you don't care about the locals, this is just making money for developers.
I am extremely sad for the community but unfortunately I am not surprised by the betrayal to the people of Chorlton from the council.
Signed,
[REDACTED]

[Yahoo Mail: Search, organise, conquer](#)

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PLANNING AND
BUILDING CONTROL

20 NOV 2025

17 NOVEMBER 2025.

DEAR SIR OR MADAM.

YOUR REFERENCE 142652/FO/2025.

WE ARE WRITING TO LET YOU KNOW THAT WHAT YOU ARE INTENDING TO DO TO CHORLTON JUST DOESN'T MAKE ANY SENSE AT ALL. FIRST OF ALL THERE IS NOT ENOUGH PARKING SPACES IN CHORLTON, IT WILL CAUSE SUCH CHAOS FOR EVERYBODY, AND WILL SPOIL CHORLTON.

THERE ARE TOO MANY TOO TALL FLATS AROUND AND WOULD NOT FIT IN IN CHORLTON.

WHAT WE REALLY WANT IS A GOOD SHOPPING CENTRE FOR OUR RESIDENTS LIKE WE HAVE ALWAYS HAD.

TALL BLOCKS OF FLATS ALWAYS LOOK CHEAP.

PLEASE HAVE A RE-THINK ABOUT YOUR PLANS.

YOURS FAITHFULLY.

Fw: Objection to Planning Application 142652/FO/2025 – Chorlton Precinct

From Planning <[REDACTED]>

Date Fri 2025-11-21 10:54

To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]

Sent: 21 November 2025 05:39

To: Planning <[REDACTED]>

Subject: Objection to Planning Application 142652/FO/2025 – Chorlton Precinct

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Good morning,

I wish to object to this application due to the scale and impact of the proposed development.

1. Excessive height and density

Buildings of 7–10 storeys are completely out of keeping with the surrounding 2–3 storey area. The massing would dominate local streets and harm the character of Chorlton district centre.

2. Significant loss of retail space

The proposal replaces the current precinct with less than a third of the retail provision. This will reduce local services, harm independent businesses, and weaken the viability of Chorlton as a district centre.

3. Reduced public parking

The loss of public parking spaces will increase congestion on surrounding residential roads and make it harder for people—especially older and disabled residents—to access local shops.

4. Negative impact on nearby homes and shops

The height and massing will cause overshadowing, loss of light and privacy, and create an overbearing impact on existing properties.

5. Inadequate public space

The plans offer very limited usable public realm to replace the existing precinct's walkways and shared spaces.

I support redevelopment of the site in principle, but this proposal is overdeveloped and not aligned with the character or needs of Chorlton. I ask the Council to refuse the application or request a significantly reduced, more balanced scheme.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

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Objection to the planning application for Chorlton square development.

From [REDACTED]

Date Mon 2025-11-24 11:50

To Robert Griffin <[REDACTED]>

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Following your letter dated 6th October 2025 I object to the proposals on several grounds including overdevelopment, appearance, grossly inappropriate scale and massing, development out of character with its context, loss of public amenity space, loss of retail & commercial space, inadequate public parking provision, inadequate servicing provision and refuse collection to the commercial units and flats.

Proposals for 8-10 storey street lining perimeter blocks are hugely overdeveloping this site. The existing Graeme House is set back from the road and only 8 storeys high and we think of that as a tower. Nowhere in the city centre has 10 storey blocks along the street. The grid part of super urban Barcelona is mostly 7-8 storeys high. The proposal characterises these blocks as Mansion Blocks. There is no precedent for this London concept in Manchester and even in London they are generally around 6 storeys with fine Edwardian detail, ie. nothing like the unrelenting lumpen monolithic brickwork brutalism of this proposal. This is grotesquely inappropriate for a suburban district centre? This proposal is greedy over development which sets a dangerous precedent for future development in Chorlton and all district centres across the city and will cause damaging over-inflation of land prices

The scale of the proposals are clearly in contradiction of Manchester's Guide to Development SPD as shown by the following excerpts:

"Design should respect and be informed by location

2.3 A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area."

The proposals completely fail to recognise or enhance the positive characteristics of the area. They have no regard to the context and character of the area. They do not respect, nor are informed by the location.

"Development should help to sustain local neighbourhoods

2.7 We wish to encourage the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified urban form which blends in with, and links to, adjacent areas. Increased development density can be appropriate where it is necessary to reinforce community identity, promote a more economic use of land, increase demand for local facilities and contribute to safer, self-policed streets. However density levels must be informed by the character of an area and the specific circumstances of a proposal."

The design, scale and massing of the scheme do not blend in or link with adjacent areas at all. Density levels are in no way informed by the character of the area. This is an entirely alien, overbearing form which would be much to the detriment of the local character and have a highly negative impact on the local neighbourhood. **"Areas of change should promote a sense of place**

2.8 In areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contributes to the creation of a positive identity. There should be a smooth transition between different development forms, and styles and integration will be a key factor in the determination of planning submissions."

The new buildings clearly do not relate well to nor enhance neighbouring areas nor buildings that will be retained. There is no smooth transition between different development forms, rather there is a preposterously abrupt explosion in scale of 500% in height from surrounding buildings. The crudely articulated monolithic brick facades are so devoid of detail they look like unfinished drawings.

"Buildings should relate well to each other

*2.13 The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings. Projections and setbacks from this line, such as bays, foyers and entrance halls, can help to create visual emphasis; they should not, however, reduce safety by creating hidden areas, or accessibility by making obstructions, nor detract from the visual continuity of the frontage."*The new buildings in no way relate well to the local urban forms. The scale, position and external appearance of the new buildings shows no respect to their setting and relationship to adjacent buildings, do not enhance the street scene nor consider their massive impact on the roof line and skyline. They obviously and enormously detract from the visual continuity of the frontage by their alien scale.

"Building height should be carefully considered

2.14 It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

*2.15 Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate."*The proposed development is not of an appropriate height in this area. The scale of this proposal is absolutely unprecedented for a suburban district centre and will severely damage the character and very nature of Chorlton centre. The change in height is extreme and the proposal is certainly no landmark of the highest quality. This significant variation in height is entirely inappropriate.

"7 Housing Density and Mix

7.2 New housing development should not be viewed in isolation and proposals must be designed having regard to not only the immediately adjoining buildings but also the townscape of the wider area. Developments should be informed, both in terms of design and layout, by the wider context. It is the character and identity of an area that will determine appropriate densities and form"

The new housing development has quite clearly been viewed in isolation and proposals are not designed with any regard to immediately adjoining buildings nor the townscape of the wider area. The development is absolutely uninformed in terms of design and layout, by the wider context. While the aspiration for some higher density housing use on brownfield sites is understandable, this proposal is not a sustainable model for regeneration but an absurd experiment which will destroy the character and life of the place it supposedly seeks to enliven. Blocks of 4-5 storeys above shops would be adventurous but 10 storeys is just ridiculous.

Yours sincerely,



Fw: Ref:142652/FO/2025

From Planning <[REDACTED]>
Date Tue 2025-11-25 14:57
To Robert Griffin <[REDACTED]>

Good Afternoon,

Please see below.

Kind Regards,

Morgan

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 23 November 2025 11:52
To: Planning <[REDACTED]>
Subject: Ref:142652/FO/2025

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Hello,

I'm writing to express concern about the development of the chorlton precinct. I have no objection to new homes being built if they are done so with community and local businesses being supported. It is therefore a source of concern to me that the new blocks, besides being ugly and totally mismatching with the rest of Chorlton's architecture, and using such a high amount of cement - one of the greatest sources of carbon dioxide (accounting for approximately 8% of ALL CO2 emissions worldwide) - will be alienating spaces. For communities to be healthy, they require public spaces and shops which have affordable rent for local, small scale retailers to work there. The previous precinct was a community hub, with art spaces, local butchers and grocers, charity shops, card shops as well as bargain stores and benches. People would busk there, and meet and laugh. Less than a third of the previous retail space will be available, and I would imagine the rent will be extortionate. Can you please provide some assurance there will be incentivization for local, small scale, shops which are not branches of some supermarket or coffee chain?

As Spinoza said, 'Peace is more than the absence of war', and creating spaces where peace can flourish, people can meet, and connections between us can be maintained is essential for the health of Chorlton now and in the years to come.

Why not include environmental design in the architecture? Water harvesting, green walls, and fruit growing can all be incorporated into building to ensure the planet and people don't suffer with the plague of glass-greyitis

which seems to be swarming Manchester at the moment. Why not check CFP for some ideas and new proposals? out <https://cfpgreenbuildings.com/news-and-cases/sustainable-buildings-continue-to-set-high-standards-across-the-united-kingdom/>

I would also like to know what proportion of the homes will be affordable? Social housing is an absolute necessity at the moment.

I know I am not alone in my concerns about this development. Please listen to the people who live locally to Chorlton.

Many thanks,

[REDACTED]

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Fw: Save Chorlton Centre 142652/FO/2025

From Planning <[REDACTED]>
Date Tue 2025-11-25 14:58
To Robert Griffin <[REDACTED]>

Good Afternoon,

Please see below.

Kind Regards,

Morgan

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 22 November 2025 04:59
To: Planning <[REDACTED]>
Subject: Save Chorlton Centre 142652/FO/2025

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Dear Sir / Madam,

I wanted to email to say I oppose the high rise development plan for Chorlton centre.
I believe the proposed development will change the heart of the Chorlton I love.
Please listen to the people of Chorlton as this building is not in the character of the town.
Thank you for listening.

[REDACTED]

Sent from my iPhone

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Re Planning Ctte visit to Chorlton Precinct re Proposed Development

From [REDACTED]

Date Thu 2025-12-04 12:47

To Robert Griffin <[REDACTED]>

Cc [REDACTED]
[REDACTED]

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Rear robert

I have been directed by [REDACTED] to send you the email below re chorlton precinct proposed development.

I hope you will confirm the site visiting councillors will receive the observations.

Kind regards

[REDACTED] chorlton resident and objector

On Sun, 30 Nov 2025, 12:09 Tim Ellis, <[REDACTED]> wrote:

Dear [REDACTED]

I understand the planning ctte has deferred a decision on the proposed Chorlton Precinct Development pending a site visit.

I hope before the ctte members visit the site the following 2 points will be drawn to the ctte members.

The degree the proposed development overshadows Manchester Road as compared to the existing structure (Greame House). The existing structure is 27.5 metres high (with a small water tower at 30m) and set 40 meters plus from the Road. The proposed development is 37.5m high and set 10 m from the Road. In effect the new structure will appear more than twice as high as the present structure (a 74 degree line of sight from the horizontal as compared to a 34 degree line of sight). It is like building a 4 storey house next to a two storey house, unacceptable. The development will massively intrude and detrimentally affect the character of the area.

The proposed development is planned (according to their papers) to have a near 20% return for the developers. Also few affordable units (69) at a not so affordable £250,000 as compared to the

193 full price units at £350,000 each. So massive profit at the expense of Chorlton and affordable housing.

I would be grateful if these observations will be drawn to the attention of planning ctte Councillors.

Kind Regards

██████ Objector and Chorlton Resident

████████████████

Fw: ref 142652/FO/2025

From Planning <[REDACTED]>
Date Thu 2025-12-04 08:45
To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 04 December 2025 00:03
To: Planning <[REDACTED]>
Subject: ref 142652/FO/2025

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To whom it may concern,
I object to the proposed development on the Chorlton precinct site due to lack of shops, limited parking space and I feel it would result in a loss of community ethos. Kind regards [REDACTED]

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Fw: 142652/FO/2025

From Planning <[REDACTED]>
Date Sat 2025-12-06 20:30
To Robert Griffin <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 06 December 2025 09:29
To: Planning <[REDACTED]>
Subject: 142652/FO/2025

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Dear Sir/Madam,

I wish to raise an objection to the current plans for the centre of Chorlton.

The proposed buildings are far too high and not in keeping with the area at all.

Chorlton is known for its uniqueness, this will just turn it into another generic town centre .

The buildings should be no more than 5 storeys high.

The current proposal is nothing but a money grabbing scheme from the builders which will ruin our lovely district for generations.

Please don't allow this to happen just to make some builder rich.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

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Chorlton

From [REDACTED]

Date Sat 2025-12-06 07:20

To Robert Griffin <[REDACTED]>

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Hi Robert,

As a resident of Chorlton I implore you to build something with more character, less height and more greenery to complement not overpower the existing area.

The existing plans don't fit. Don't work. Won't work.

That's all I have to say.

Thanks for listening

[REDACTED]

[REDACTED]

ref.142652/FO/2025 - objection

From [REDACTED]

Date Thu 2025-12-04 22:47

To Robert Griffin <[REDACTED]>

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Dear Mr Griffin,

This email is to comment on the proposed redevelopment of the Chorlton precinct site. The proposed blocks in the submission are enormous and out of scale with the size and position of the site. They will loom over the surrounding area and adversely affect quality of life in the area. Any redevelopment of the site (welcome in principle) should have more thought for existing fabric and character of Chorlton, with building more in scale with what is already there, retail units as there were in the precinct and some opportunities for green space. The impact on traffic in what are already very busy roads also needs to be borne in mind.

Please can you note our objections, I have yet to meet anyone who lives in Chorlton who would be in support of such an intensive overdevelopment of our area.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application 142652/FO/2025 - One Chorlton proposal

From [REDACTED] <[REDACTED]>
Date Fri 2025-12-05 10:05
To Robert Griffin <[REDACTED]>

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Dear Mr Griffin

i am writing with regards to the planning application above which has been submitted by Chris Argent (CBRE) on behalf of PJ Livesey and Greater Manchester Pension Fund. I note that Greater Manchester Pension Fund both owns the site for the proposed development and will retain an interest in it as the landowner. I also note that the Greater Manchester Pension Fund will be entitled to 50% of development profits, thus ensuring that its members benefit in terms of their pension value and returns as a partner in the proposed development (<https://www.placenorthwest.co.uk/gmpf-picks-developer-for-chorlton-shopping-centre/>).

i would like to ask if there are any conventions regarding the planning application and proposed development in terms of process and potential conflict of interests. Is there is a potential that some officers from Manchester City Council and also local councillors involved in the planning application process may well have a vested or conflicts of interest in the proposed development as they might be members of the Greater Manchester Pension Fund (and thus might benefit individually and collectively from the development profits associated with the site) or might also sit on Greater Manchester Pension Fund Management Panel and/or Local Pension Board? I have reviewed the available documents on the Manchester City Council website but can find no reference to potential conflicts of interest.

I would like to ask if you might confirm whether any of those involved in the planning committee processes and decision making are members of the Greater Manchester Pension Fund and whether there are any conventions regarding potential conflicts of interest in terms of transparency, disclosure, and mitigation. I look forward to hearing from in due course

with best wishes

[REDACTED]

[REDACTED]

██████████

██████████

Objection to Planning Application 142652/FO/2025 – Proposed Development in Chorlton

From [REDACTED]

Date Fri 2025-12-05 11:01

To Robert Griffin <[REDACTED]>

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Dear Mr. Griffin,

I am writing as a local resident to express my strong objection to the proposed development under planning reference 142652/FO/2025.

While I understand the need for new and affordable housing, this complex is an eye sore. The building process will be noisy and will most certainly last for months. I am concerned about its impact on traffic and parking as well as local infrastructure and community fabric.

I urge the planning department to reconsider this proposal and explore alternatives that better align with the scale, character, and needs of Chorlton. Development can be welcomed when it is thoughtful, sustainable, and genuinely beneficial to the community, but this scheme does not meet those criteria.

Please register my objection, and I would appreciate being kept informed of any updates or site visit arrangements.

Many thanks,

[REDACTED]

[REDACTED]

Objection to Planning Application 142652/FO/2025 – Proposed Development in Chorlton

From [REDACTED]

Date Fri 2025-12-05 11:01

To Robert Griffin <[REDACTED]>

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Dear Mr. Griffin,

I am writing as a local resident to express my strong objection to the proposed development under planning reference 142652/FO/2025.

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I urge the planning department to reconsider this proposal and explore alternatives that better align with the scale, character, and needs of Chorlton. Development can be welcomed when it is thoughtful, sustainable, and genuinely beneficial to the community, but this scheme does not meet those criteria.

Please register my objection, and I would appreciate being kept informed of any updates or site visit arrangements.

Many thanks,

[REDACTED]

[REDACTED]

Chorlton development

From [REDACTED]

Date Fri 2025-12-05 18:15

To Robert Griffin <[REDACTED]>

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Dear Mr Griffin

I am a Chorlton resident and wish to express my views about the proposed project in the old shopping centre area.

This area is obviously in need of significant improvement and regeneration . There are empty buildings all around it and new residential and retail spaces are vital.

However , the height and overall size of the residential buildings is out of character with the area. The brickwork looks basic and lacks any character or charm.

There are few buildings in the area with more than a few stories.

Chorlton has some lovely housing stock with character.

It would be a shame to treat new building in the same way as city centre accommodation which needs to be functional and accommodate many more residents.

Also, [REDACTED], I am already struggling to find parking around the centre which means I have to use my chair to visit the centre. This doesn't work in wet weather. I need my car then. I also can't carry much shopping in my chair. And restaurants and bars only have limited space for equipment.

So [REDACTED] At present the few spaces provided are insufficient.

I would be grateful if you and your team could consider the points I have raised.

Chorlton is a special place with history. It isn't a blank canvas. It shouldn't be treated as areas in need of complete transformation are.

Yours,

[REDACTED]

Sent from my iPhone

Chorlton cum Hardy development plan

From [REDACTED]

Date Fri 2025-12-05 18:35

To Robert Griffin <[REDACTED]>

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I am a resident of Chorlton cum Hardy

The current proposal to replace what was admittedly a run down but thriving shopping centre with blocks of flats that extend to nine or ten storeys is unacceptable and will ruin Chorlton. It may be suitable for city centre sites but (other than to line developers' pockets) has no place in Chorlton.

It is removing community space to increase residential density with no redeeming features. Where will all these extra residents shop, socialise etc. we've lost the butchers, lost a green grocer. Lost hundreds of car parking spaces - but the community gets nothing in return.

Look at Altrincham; revitalised by the market hall which would work so well in Chorlton

Finally - a lot of new houses have been built by Wilbraham Road (on a playing field) and more are proposed elsewhere. Where is the community input for all of this?

[REDACTED]
Sent from my iPhone 17 Air