

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:

Subject: Representation on Chorlton Square Development - Site Visit

Dear Planning Committee,

I am submitting my personal representation regarding the Chorlton Square development in light of the planned site visit. Please confirm that my concerns have been formally put forward. If included in a report, I ask that my contribution is not glossed over as with the wider community response. Before the visit the executive summary presented to the planning committee which was biased, cherrypicked, and dismissed community voices must be reviewed by an impartial officer and resubmitted.

If possible a community impact assessment should also be produced for this development.

During the visit please have a look at the five storey development at the Chorlton baths site- which already dominates entry to the 'village'.

Please also consider below:

A Suggestion and Key Concerns about loss of heritage in addition to all the other concerns previously raised:

- Public Realm: Public realm is essential infrastructure, not an afterthought. Manchester's placemaking goals are undermined without it. A practical solution would be to widen the proposed pedestrianised Manchester Road, relocate shops from the noisy main road to both sides of the pedestrianised street, and move the Makers Yard there too.

- Chorlton's Identity: Nearly two thousand people have raised negative comments and express distress concerning the bulk and scale of the proposed blocks. Housing on the outskirts has enhanced the community without destroying its character. Chorlton was a destination, not just a local hub, there should be a compromise, a community should not be buried under flats.
 - Community Spirit: The PJ Livesey / Southways GMPF plan risks erasing the "spirit of Chorlton" - a district known for its villagelike, intimate, quirky character. Large blocks of flats in a suburb are not a pull factor; good shops, safe public realm, parking, and cleanliness are.
 - Policy Alignment: The plan ignores the UK's Sustainable Places policy, which integrates housing, infrastructure, environment, and community wellbeing to create resilient, inclusive, netzero neighbourhoods. This framework should be given more prominence in decisionmaking in this instance as the precinct had been used and considered to be public realm for 40 or so years and only became 'brownfield' because the shops and community were forced out.
- If approved in its current form, the development will erase the identity that made Chorlton a great place to live, work, and visit. The community deserves a plan that respects its history, enhances its public realm, and aligns with sustainable development principles.