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:RE: FORMAL OBJECTION TO PLANNING APPLICATION Ref. 142652/FO/2025 - CHORLTON PRECINCT REDEVELOPMENT

I am writing to formally object to the proposed redevelopment of the Chorlton Precinct site, as I believe the application fails to satisfy key requirements of local and national planning policy concerning scale, character, retail provision, and local infrastructure impact.

My key objections, based on material planning considerations, are detailed below:

1. Detrimental Impact on Local Character, Scale, and Massing

Excessive Height and Density:
The proposed building heights, particularly the blocks rising up to seven,eight and ten storeys, are significantly out of scale with the surrounding two to three-storey residential and commercial context of Chorlton District Centre. This scale will result in a visually dominant and incongruous development.

Harm to Visual Amenity:
The sheer massing of the development will introduce an overbearing presence, creating canyons and overshadowing the low-rise, historic streetscape, particularly along Barlow Moor Road or

Wilbraham Road.

Precedent Setting:
Approval of this height would set a damaging precedent for future development across Chorlton, potentially undermining the established character of the neighbourhood.

2. Loss of Essential Retail Provision and Commercial Viability

Significant Reduction in Commercial Space:
The plans propose a significant reduction in retail floor space (reported to be less than a third of the current provision). This will directly harm the commercial vitality and function of Chorlton as a Major District Centre.

Failure to Meet Community Needs:
The reduction in unit numbers and size fails to cater to the diverse needs of Chorlton's independent and large-format retailers, potentially displacing established businesses and reducing consumer choice.

Loss of Public Amenity:
The proposal inadequately replaces the community and commercial functions of the existing centre, focusing too heavily on residential units at the expense of a vibrant commercial core.

3. Insufficient Parking Provision and Impact on Highway Safety

Lack of Shopper/Visitor Parking:
The removal of the existing public car park without adequate replacement provision for shoppers, visitors, and retail staff is unacceptable. This will push parking demand onto surrounding residential streets, leading to severe local congestion, safety hazards, and resident frustration.

Traffic Generation (Construction & Operational):
The estimated four to five-year construction period will cause major noise, pollution, and congestion on key arterial routes (Barlow Moor Road, Wilbraham Road). Furthermore, the increased vehicle movements from over 200 new homes, combined with a lack of dedicated shopper parking, will severely exacerbate existing traffic problems.

Active Travel Conflict:
While support for active travel is welcome, failure to mitigate displaced vehicular traffic will make surrounding streets less safe for pedestrians and cyclists.

4. Strain on Local Infrastructure and Amenity

Overburdening Services:

The addition of approximately 200 new homes will place immediate and unsustainable pressure on local public services, including GPs, schools, and health facilities, which are already at or near capacity.

Inadequate Infrastructure Planning:
While a Local Infrastructure Framework (LIF) exists, there is no guarantee that necessary investment in health and education facilities will be delivered before the new residents move in. The cumulative impact of other approved/proposed developments in Chorlton must be fully assessed.

Construction Nuisance:
While temporary, the lengthy construction period will significantly diminish the residential amenity of nearby properties through excessive noise, dust, and vibration.

Conclusion

In its current form, the proposal represents an over-development of a crucial District Centre site. It fails to adequately respect the local context of Chorlton, jeopardises the commercial heart of the area, and creates unmitigated impacts on local transport and services.

I urge the Planning Committee to refuse this application and request that the developer return with a scheme that adheres to the established character, provides a viable and robust retail offering, and properly addresses the infrastructure and traffic challenges of the area.