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:I with to formally object to the proposed development at Chorlton Precinct, as outlined in the planning documents submitted by Feilden Clegg Bradley Studios LLP

Having reviewed the elevation plans from Nicolas Road, Wilbraham Road, Barlow Moor Road, and Manchester Road, I have serious concerns regarding the scale, design, and impact of the proposed development on the surrounding community and environment.

Key Grounds for Objection:
1. Excessive Height and Massing
The proposed elevations show building heights reaching +61.45 AOD, which significantly exceeds the scale of surrounding properties. This will dominate the streetscape and alter the character of the area, particularly along Nicolas Road and Wilbraham Road.
2. Loss of Local Character
Chorlton is known for its village-like feel and human-scale architecture. The proposed design introduces a monolithic and modern structure that is out of keeping with the existing urban fabric and heritage of the area.
3. Impact on Residential Amenity
The development will likely result in loss of daylight, increased overshadowing, and reduced privacy for nearby residents, especially those on Nicolas Road and Wilbraham Road. The landscaped car park elevation also suggests increased footfall and noise near residential zones.

4. Traffic and Infrastructure Pressure
Increased density will place additional strain on local roads, public transport, and amenities. The plans do not appear to adequately address traffic mitigation or sustainable transport integration.
5. Proximity to Local School and Child Safety
It is of particular concern that the site lies immediately adjacent to a local primary school Oswald Road Primary School (and other nearby Primary Schools) . The increased traffic, construction activity, and servicing associated with a development of this scale pose serious safety risks to pupils and families walking or cycling to school.
Additionally, the cumulative effect on air quality and noise levels during both construction and operation phases could negatively impact children's health and wellbeing. This issue must be fully assessed and mitigated before any permission is considered.

Request for Consideration:
I respectfully urge the planning committee to:
- Reject the current proposal in its present form.
- Request a revised scheme that better reflects the scale, character, and needs of the Chorlton community.
Kind regards
[redacted]