

sun photos - March 2025 taken from the ground floor living room.



19.3.25 - 4.32pm



26.3.25 - 4.32pm



Chatham Festival Redevelopment
Daylight, Sunlight and Overheadlighting Assessment
March 2025
C:\P14-8103-02-000-000-0000\Daylight, Sunlight & Overheadlighting Assessment

BWB



BWM The Lighting Impact Assessment -

living room sun
1.3.25 - 4.09PM



Current overshadow 4pm



Proposed overshadow 4pm

142652/FO/2025

From

Date Sat 2025-06-28 10:30

To Planning

Robert Griffin

Cc

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

I am writing to **object** to the above proposed development.

I am a Chorlton resident of 33 years. Having been born and raised here, I attended Oswald Road Primary School (next to the proposed development) and Chorlton High School.

As a current and life-long Chorlton resident, I can say with confidence that the general consensus surrounding the closure of the precinct is that it has “ripped the heart out” of Chorlton. We have lost essential businesses such as Boots the Chemist; Frost’s the Butcher; Adam’s the Greengrocer, Timpson’s, Martin’s the Bakers, and Quality Save. As well as the Job Centre. So far, only Timpson’s has managed to gain alternative premises – over a year after its initial closure. There has been no promise from the council or landowner of finding alternative accommodation for any of the aforementioned closed businesses. I would direct your attention to Sale precinct – a very successful development whereby the ‘overhang’/roof was simply removed from the shop fronts, creating a more open, light, vibrant space. I would suggest that this is a more suitable solution for Chorlton precinct. The current retail units are entirely suitable for re-development, as opposed to demolition.

You are not providing sufficient parking for the number of residences proposed – this will contribute to pavement parking, congestion, and pollution in the surrounding area, when Chorlton is already overwhelmed by cars. It is naïve to assume that this will encourage residents not to drive – they will simply park elsewhere. Manchester public transport system is not sufficient to eradicate the need for driving. This is particularly an issue when you consider the proximity of the proposed development to primary schools such as Oswald Road, St John’s and Chorlton C of E.

There are already far too many ongoing and proposed developments in Chorlton and the surrounding areas. These include Ryebank Fields; Chorlton Baths; Chorlton Irish Club; Manchester Islamic School for Girls; the old warehouse sites next to Morrisons; the old Co-op on Barlow Moor Road, and many others. Chorlton cannot support any of this development, let alone all of it.

Chorlton does not have sufficient infrastructure or amenities for this development. You have already closed Chorlton Leisure Centre and Boots the Chemist as a result of profitable developments. We do not have enough doctor's surgeries; primary schools; pharmacies; high schools, and public transport services.

Graeme House is an entirely suitable existing building for conversion to housing. Successful examples of this local to Chorlton include Westpoint; Paragon House, and Atherton House. Re-use of historic buildings is indisputably a more sustainable approach to creating more housing than demolition and new-builds. Please see the Heritage Works for Housing report, which includes several examples from PJ Livesey and local examples:

<https://historicengland.org.uk/images-books/publications/heritage-works-for-housing/>

There are many empty buildings in Chorlton which must be redeveloped before demolition and new-builds are considered – for example, Gablenook Nursery on Wilbraham Road.

It is entirely inappropriate and at odds with Chorlton's character to build housing of the proposed heights. This would completely overwhelm the skyline and block daylight for surrounding residences, business, schools, the doctor's surgery, and walkways. It also sets a precedent for building structures of this height, and could be a 'gateway' for Chorlton becoming far too built-up (e.g. Manchester city centre). The existing Graeme House is nine storeys high and is currently the highest building in Chorlton; it currently dominates the Chorlton skyline and is considered unusually high for a suburb such as Chorlton. The community does not want more of this.

The plans for 'One Chorlton' suggest that the majority of the 'green space' created by the development will be private and only accessible to residents. This does nothing to contribute to the local community. There are several potentially ancient and veteran trees at risk from this development. The Lemn Sissay poetry mural would be lost if this development goes ahead.

Please confirm receipt of this objection.

I look forward to your response.





June 30th 2025

Julie Roscoe
Director of Planning, Building
Control and Licensing,
Manchester City Council.

Dear Julie Roscoe,
— Application No. 142652/FO/2025

Thank you for your letter dated 23/06/25
giving me details of the above application.
I am a resident of [REDACTED], one of the
roads which will be impacted by this new
development.

I am not in favour of such a huge development
for the following reasons.

1. Chorlton is a suburb, it is not in the city
centre. At present, probably the highest
residential buildings are on Barrow Moor
Road in Chorlton. The proposed development
will have an East Block 10 storeys high,
totally out of character for a suburb,
and more suitable for the city centre.
2. There is no guarantee that it will
include any affordable housing. J.P. Livesey
and other interested parties have been
duplicious in this matter. I remember
listening to their representatives speaking
at our local civic society stating

2.

there would be some social housing

3. M.C.C. waiting list for social housing is extremely high. The developers will not guarantee the minimum number of social housing flats as they have refused to provide these details to the Council.

4. No information has been provided about the impact this new development will have on Chorlton. Chorlton has a very high number of large, expensive cars on some roads. The roads are frequently log jammed especially in the rush hour. Nicolas Road, in particular, has traffic management difficulties as there is a large primary / junior school on it. The plans are for 262 dwellings but only provide parking for 164 cars, a huge shortfall.

So far, J.P. Hivesey and partners have proved to be unreliable. I have attended most of their public consultations. In the early days we were told that town houses + flats would be built. Now the final application is for a high density flat complex.

I am against the current application
Sincerely

Application 142652/FO/2025

From [REDACTED]
Date Sat 2025-06-28 15:07
To Robert Griffin [REDACTED]

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Dear Mr Griffin,

RE: Erection of 6 no. residential buildings of 10, 8, 6 and 4 storeys in Chorlton Square Shopping Centre

Following your letter dated 23rd June I am writing to formally object to the proposed plan for Chorlton Square. **10 storeys is far too high**, in view of levels of activity, appearance, parking noise and traffic. Graeme House is already an eyesore though at least it is set back from view. 3-5 storeys would be acceptable.

Chorlton is already lacking in parking for local residents who are venturing to Urmston where they can park for 3 hours free and do a Sainsburys shop. It is going downhill with far too many greasy fast food take-aways and cheap off-licences/vape shops. This proposed new development will put increasing pressure on traffic flow and congestion.

Yours sincerely,

[REDACTED]

[REDACTED]

Fw: OBJECT to 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-06-30 08:54
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: 27 June 2025 18:14
To: Planning [REDACTED]
Subject: OBJECT to 142652/FO/2025

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142652/FO/2025 | 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.
Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ

I OBJECT to this application.

I was brought up in CCH, [REDACTED], so I visit regularly.

Note: anyone can comment on a planning application - see the Planning Practice Guidance on Consultation.

I appreciate that the old Chorlton precinct was a little rundown and “scruffy” round the edges, but this design is utterly horrendous, and not in keeping with the area. It is certainly not sympathetic to Chorlton’s current buildings or to its history. Instead, what has been presented is a design which resembles many others throughout the country, thus giving a bland and homogenous feel to the streetscape. It appears that the architects of today care very little for aesthetics or historical settings.

At 7 storeys high in one place, this will tower over the buildings in the surrounding area.
Chorlton is sadly becoming unrecognisable.

[REDACTED]

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Fw: Application number 142652/FO/2025

From Planning [REDACTED]
Date Thu 2025-07-03 08:51
To Robert Griffin [REDACTED]

Objection

Sue

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: 03 July 2025 07:20
To: Planning [REDACTED]
Subject: Application number 142652/FO/2025

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I would like to object to the planned development of Chorlton precinct .

My objections are :

- The size and density of the development are totally out of character with existing structures.
- the loss of local amenities by losing the shops and access to a centre for residents.
- The number of dwellings and associated cars when taken into account with the other multiple developments ongoing in Chorlton will create more pollution and traffic jams in an already congested and polluted area.
- capacity in local schools, dentist and doctors is already at maximum.
- localised flooding on streets nearby and extra demands of more people on sewage infrastructure

capacity could lead to overflowing of sewage onto streets.

- we need more social and truly affordable housing to help the young people of chorlton . My children can't afford to buy a home here.

Thank you



Sent from my iPhone

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Planning Application 142652/FO/2025

From [REDACTED]
Date Mon 2025-07-14 11:47
To Robert Griffin [REDACTED]

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Re: above planning application and letter dated 23 June 2025 from Julie Roscoe

Dear Sir

I wish to make the following points regarding the above planning application and express my opposition to the plans as currently set out.

- This current proposal is for 4 blocks of flats with one being 10 storeys high. The original proposal that was circulated and promoted to residents before the precinct closed in 2023 was for a mixture of town houses and flats - some of which were earmarked for social housing. The new proposal is therefore radically different from what we were initially told and I feel we were misled.

- The impact on surrounding roads will be huge and highly detrimental to local businesses as well as further inconveniencing residents and not just while the works are taking place. Our residential roads have already seen an increase in traffic since the cycle highway was built which is forcing a lot of motorists to come off Wilbraham Road at Four Banks and cut through Nicolas Road and Oswald Road. The area around Oswald Primary School is particularly affected and very dangerous during peak periods. With a large proportion of the occupants of 262 new dwellings using cars to and from their homes, this is going to massively impact on an already blighted area.

- Are there assurances that there are enough car parking spaces for each of the 262 proposed dwellings? Because surrounding roads are already unable to provide parking for visitors to Chorlton, local businesses are already suffering. If occupants of the new proposed dwellings are not adequately provided for then it is going to have a huge detrimental effect on Chorlton's future as somewhere people come to visit.

I hope you will consider these points as I feel that this area of Chorlton has already lost a lot with the closure of the precinct, which, although needing regeneration and modernisation, was at least somewhere to shop. I feel we are in danger of losing the vibrancy that Chorlton offers as a [community.to](#) visitors and residents alike.

Yours faithfully
[REDACTED]



Fw: Chorlton Square Shopping Centre.

From Planning [REDACTED]
Date Tue 2025-07-15 09:51
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: 14 July 2025 20:46
To: Planning [REDACTED]
Subject: Chorlton Square Shopping Centre.

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Hello,

Ref. 142652/FO/2025.

This is to put my feelings against the "Save Chorlton Centre" plans. I find them totally against the spirit of Chorlton, a friendly place that I have called home for the past 5 years. The shopping " mall " - if you can call it that - is totally against the Chorlton I have come to know and love. The new houses are not right, in my opinion, for the area, the parking will make people shop elsewhere and the other amenities are not right for the area. It needs to be looked at again, properly, especially the housing.

Thank you.

Regards,

[REDACTED]

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PLANNING AND
BUILDING CONTROL

07 AUG 2025

^{not}
2. AUGUST 2025

REF ~~142652/FO/2025~~

To who it may concern,

I have had the
unfortunate look at what the
planners have proposed, to update
Chorlton Precinct.

Who has designed the plan to
build six high rise blocks of flats?

The people of Chorlton asked
for the precinct to be revamped
with local shops. (at present there
are none) Why can't you plan
it better like Urnston precinct,
which was modernised, but kept
the local shops?

Already Chorlton Centre has

lost its unique village atmosphere, it was the beating heart of the community. Now

It is a derelict ghost town

These plans are not appropriate for this area, the whole plan is

monstrous. It will just look like an inner city area like Hulme, not a leafy suburb, and spoil it

Of course you asked people for their opinion and then just ignore it

Just like the government, what people want doesn't matter

Suppose the so called planners live miles from here, so it is

not essential to them to have decent shopping -

high rise tower blocks.
The whole proposal is
disgusting.

I suggest you send some
of the planners to this area
and ask the local residents
what they want.

Of course you will just go
through the motions of listening
to peoples concerns and I
suppose forget all about them.
Having been a resident of Chorlton
for fifty years, if you go ahead
with this plan I am totally
disgusted. You are not listening
to us herein Chorlton. I thought
you wanted to represent the people here?
Yours sincerely



4

P.S.

The people of Chorlton
want a proper shopping
area, like it used to be,
not a block of high rise
flats. For once please
listen to our concerns

Subject: Request for Planning Committee Site Visit – Application 142652/FO/2025 - Chorlton Precinct Development

To: Robert Griffin, Planning Officer

CC: All planning committee members and local councillors

Dear Committee Secretary,

I am writing to formally request that the Planning Committee conducts a site visit before determining planning application **142652/FO/2025** for the proposed six-block residential development at Chorlton Precinct.

As a neighbouring resident who has submitted several detailed objections to this application, I believe a site visit is essential for committee members to properly assess the significant planning concerns that cannot be adequately understood from plans and drawings and documents alone.

Key Issues Requiring On-Site Assessment:

- **There are inadequacies in the application documents.**
- **This is a complex application of a large-scale development.**
- **There is significant local concern from Chorlton residents and users of Chorlton District Centre.**
- **Concerns involve disproportionate scale, effect on Chorlton's character, heritage and conservation issues, and loss of public amenity.**

Inadequate Visual Documentation of scale and massing impact

The proposed development represents an unprecedented scale for Chorlton that committee members must experience firsthand to understand its impact.

- There are no accurate or detailed 3D models submitted which would indicate the scale in comparison to existing buildings.
- Elevation drawings are diagrammatic and do not adequately convey the huge disparity between the proposed 10, 8, 6 and 4-storey blocks and surrounding 2-3 storey residential properties.
- Drawings do not convey the overbearing impact from street level from all around the site but particularly on Barlow Moor Road, Nicolas Road and the proposed pedestrianised Manchester Road.

Committee members cannot properly assess the inappropriate scale and massing from submitted plans alone - direct site observation is essential to understand how these buildings will tower over existing low-rise residential areas. Only through a site visit can committee members properly appreciate the stark contrast between the proposed development scale and the existing built environment that defines Chorlton's suburban character.

Overlooking and Privacy Concerns

Multiple high-rise blocks positioned less than 40 metres from residential garden boundaries on Oswald Road will create severe overlooking issues. There would also

be overlooking issues for inward facing flats on the proposed pedestrianised Manchester Road.

A site visit would allow committee members to understand the proximity of the proposed buildings to each other and to existing homes. It would allow members to assess the realistic impact on residential privacy and amenity from the existing affected properties' perspectives.

Conservation Area and Tree Protection Issues - Fundamental Assessment Failures

The site directly borders the Wilbraham Road / Edge Lane Conservation Area and affects trees subject to Tree Preservation Orders, yet the submitted assessments contain serious deficiencies that committee members must observe firsthand:

Incorrect or misleading completion of the application form

In the Application Form, questions 13 and 16 with regard to adjacent biodiversity and adjacent trees are answered to the negative. This may have led the tree and biodiversity surveys to disregard the importance of the neighbouring conservation area.

Critical Arboricultural Report Failures:

- The Tyler Grange Arboricultural Method Statement contains fundamental errors, drastically understating the trunk diameter of the protected G2 ash tree as 70cm when it actually measures 117cm diameter (Manchester Tree Station Report, 1 August 2025).
- Failure to account for the multi-stem nature of this protected tree and significant underestimation of its root protection zone.
- Tree survey was conducted in November 2024 when trees were defoliated, making proper health assessment impossible. No evidence or description of the tree's health was noted other than it was "in decline". There was no mention of its protected status.
- Independent observation by The Manchester Tree Station (May 2025 and August 2025) suggests there is evidence of defoliation and stress that could be attributed to root compaction from surrounding development. It could also be attributable to the extremely dry weather so far in 2025.

Inadequate Environmental Impact Assessment:

- The Ecological Impact Assessment completely ignores the adjacent Edge Lane, Wilbraham Road Conservation Area as "directly connecting habitat" - a fundamental methodological failure.
- The lighting impact assessment only refers to habitats within the site boundary and not those in the adjacent conservation area.
- No assessment of protected species that use the conservation area including bats, hedgehogs, foxes, and bird species.

- Failure to consider Tree Preservation Order obligations and the ecological value of mature protected trees as wildlife habitats and public amenity.
- Local garden ponds providing amphibian habitats completely overlooked.

Physical Threats to Protected Assets:

- The plans show inconsistent site boundaries in the northwest corner and are therefore ambiguous.
- The proposal is to remove existing mature screening trees in this ambiguous area, to be replaced by single young fastigiate oak that will take decades to provide protection.
- The development threatens protected trees with extensive root systems extending into the site.
- Proposed car parking directly under Tree Preservation Order trees, raises serious questions of liability.
- The proposal is for a three-metre wooden fence to this boundary. This is exceptionally high and will block light from existing young hedges and plants within my garden and those within the protected conservation area.

Committee members need to see the actual scale and condition of these Tree Preservation Order trees, understand the conservation area boundary relationships, and assess how the inadequate assessments have failed to protect these statutorily protected environmental assets.

Loss of Community Amenity

The site previously housed a thriving shopping precinct providing useful local shops, traffic free places for people to meet and essential parking.

- Premature closure of the precinct has had a devastating impact on the vibrancy, character and attractiveness of Chorlton.
- The minimal proposed “retail” provision will not adequately replace what has been lost, particularly given Chorlton's lack of adequate supermarket provision and the likelihood of these units being used as cafés or restaurants.
- There are considerable parking and traffic issues in the area, that will be exacerbated rather than improved by the development.

It's essential for committee members to see the loss experienced by Chorlton and how the development will not adequately enhance public amenity.

Places for Everyone Policy and Chorlton Precinct Development Framework Compliance

A site visit is crucial to assess whether the proposal genuinely delivers the plan's commitments to sustainable growth that enhances rather than detracts from existing community character and meets the needs of all existing and potential residents and district centre users.

Conclusion

The fundamental inadequacy of the submitted environmental assessments means committee members must experience the site relationships firsthand to understand what the reports have failed to capture. This includes assessing the development's impact on the Wilbraham Road / Edge Lane Conservation Area, the condition and protection requirements of trees subject to Tree Preservation Orders, and whether the development preserves or enhances the area's protected character as required by conservation area duties and statutory planning policy.

The submitted reports' disregard for these protected designations represents a serious procedural failure that can only be properly understood through direct site observation.

Given the scale and complexity of this proposal, the significant objections raised by local residents, and the precedent-setting nature of this development for Chorlton's future character, I respectfully submit that a site visit is not only appropriate but necessary for proper determination of this application. In order to make accurate and full first-hand observations and assessments, it is important that optimal timing is considered for the visit (e.g., when trees are in leaf to properly assess screening, and during daylight hours to understand overshadowing and public amenity loss).

I would be happy to facilitate access to neighbouring properties during any site visit to demonstrate the impact on residential amenity, and I believe other affected residents would similarly cooperate to ensure committee members have a comprehensive understanding of the development's implications.

Thank you for considering this request. I look forward to your response confirming arrangements for a committee site visit.

Yours faithfully,

Jackie Lindsay
16 Oswald Road, M21 9LH
07950 719695

September 11th 2025

Planning application objection

Reference 142652/FO/2025

Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ

Summary

I fully support the redevelopment of Chorlton centre, to provide new homes and turning Manchester Road into a pedestrian green avenue. However, I object strongly to the SCALE of the development, particularly the height of blocks A and B and their architectural style, which is totally out of keeping with the early 20th century brick vernacular in Chorlton.

Impact on character and appearance of Chorlton

The general character of the buildings in Chorlton is early 20 century brick buildings of 2 or 3 storeys. Graeme House has always been an anomaly that never fitted into the area. Then in the last 15 years some larger residential blocks have been (or are being) built. First, the four storey block on the corner of Wilbraham and Whitelaw roads. The brick facing and detailing of this building does attempt to fit in with the style of the older houses -- it does not spoil the overall character of this area.

Photo below:



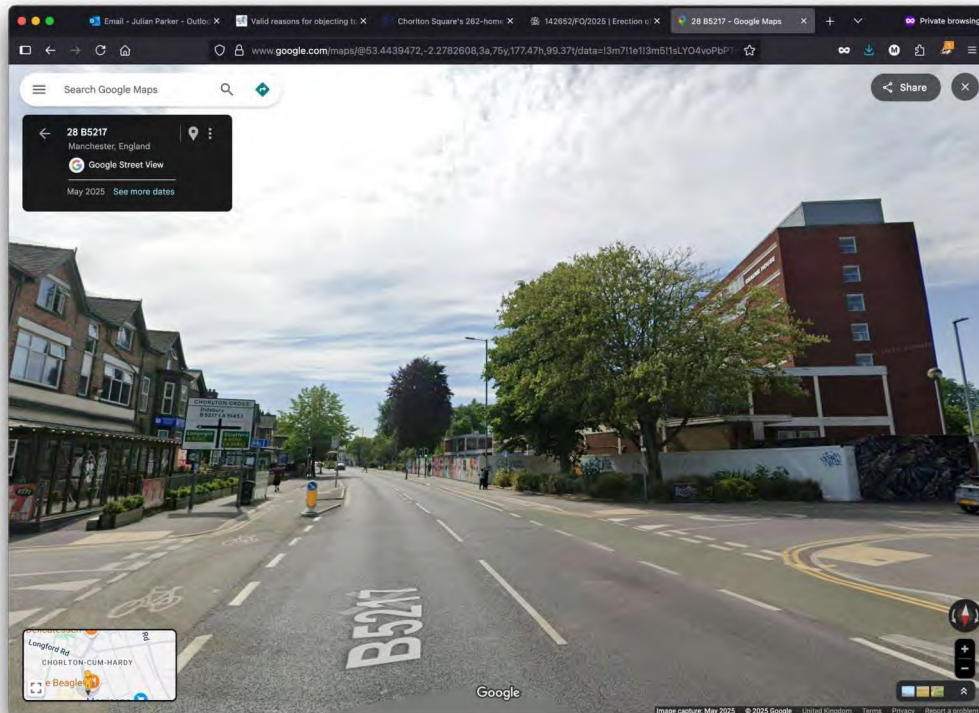
The new block being built on the site of the old Chorlton Baths is a five storey block, a modest increase from the building above, but again it uses brick facing and has a calm, contemporary design. So again, it does not negatively impact the area on Manchester Road.

Planned view of the new block:



In contrast to the two examples above, the proposed block A on the corner of Manchester and Nicholas roads is 10 storeys high - twice the height of the Chorlton Baths development. Ten storeys is over-scaled and would have a very negative, overbearing impact on the appearance of Manchester Road as one approaches the centre of Chorlton from the north.

The current appearance is open, with a mature tree at the corner with Nicholas Road:



From the artist's impression of Block A, it looks like the exterior is some cladding rather than brick. The style of the proposed building is also totally out of character with Chorlton, which would compound the negative impact of this proposed building on the aesthetic coherence of the area. Its size and style is more appropriate for a city centre (e.g. Deansgate) or business park.

In summary, the blocks A and B have too many storeys and their style and building material are out of keeping with the surroundings and would have a severe negative visual impact.

Impact on local amenities and services

It is ironic that the proposed development is right next to the Chorlton Family Practice GP clinic. I am registered there, and I know from personal experience how oversubscribed its services are. What provision is there in Manchester City Council's development plan to address the need to increase the provision of GP services in line with the addition of new homes in Chorlton?

Loss of large retail unit

The old precinct had a large retail unit that was occupied by Quick Save. Chorlton needs a range of grocery stores and Quick Save fulfilled a local demand for cheaper products, but it was lost with the closure of the precinct. This results in reducing the options to shop locally. So I object to the fact that the development does not give sufficient space for a larger retail unit.

Also, the proposed number of shop units is nearly half the number of the old precinct. Again, this reduces the viability of Chorlton as a shopping area.

Planning reference 142652/FO/2025

***Chorlton Square Shopping Centre Barlow Moor Road Manchester
M21 9AQ***

**Response 20 July 2024 from Carolyn Kagan and Mark Burton, 37 Chandos Road
South, M210TH**

We welcome the opportunity to respond to the application to develop Chorlton Precinct, having been Chorlton residents for over 40 years. Our children were born and educated in Chorlton and one still lives here with her family. We all regularly make use of the District Centre, including the Precinct in the past. We are active members of several community groups, and were part of the Chorlton Vision ¹ steering group amongst other things.

We cannot support the proposals largely due to:

- a. weak approach to the necessary multifunctionality of the district Centre;
- b. lack of commitment to ensuring an adequate supply of social housing
- c. the size of the development and proposed design of some of the buildings which are out of character for the area;
- d. lack of public space and accessible green space.
- e. over supply of resident parking provision.

We do support the creation of the new road through Manchester Road, the provision of the makers' yard, and placing of car parking underground but consider this should be very much reduced for residents. We explain our views below – the recommendations are numbered.

We do not consider the development to be commensurate with the Chorlton Vision, the Our Manchester Strategy, Manchester's Core Strategy or the National Planning Framework, nor for that matter with the needs of the community in the Chorlton area

We were sorry to see the developers did not produce a 3-D model of the development, available for public viewing. The images in the planning application do, however, give a sense of the scale of the over development in the context of its surrounds.

A 'new neighbourhood' in the district centre?

The Our Manchester Strategy (2025-2035) states as a priority, neighbourhoods for people to live in that:

- 6. Have enough good-quality, genuinely affordable homes*
- 7. Be attractive and well kept with good facilities, services and green spaces.*

We suggest that this proposed development will do nothing to achieve this and will, instead threaten the liveability of the neighbourhood.

¹<https://chorltonclt.org/chorlton-vision/> - Created by a collaboration which brought “..together residents, local businesses and grass-roots campaigners to draw up and implement a new vision for their area” as is Government policy <https://hansard.parliament.uk/Lords/2025-03-10/debates/12266FA2-6EDE-46C1-A2DB-35700FB3D8A8/PlanForNeighbourhoods>

Manchester City Council recognises that District Centres “*provide a location where local ‘places’ are most strongly characterised, and where local communities are most likely to come together and reinforce the connections that define them*”². It is essential then that this development captures both the character of Chorlton and provides opportunities for diverse communities to come together. However, this development is for a housing estate with little public amenity. For the District Centre development to contribute to being a neighbourhood, what is needed is a multifunctional centre. It is not enough to rely on the surrounding areas to provide the multifunctionality. This development is for housing with a limited amount of retail space and a pedestrianised road. It is unclear how the development will contribute to community building, especially with some blocks being 8-10 storeys high. It is not sufficient to have street opening of doorways, encouraging serendipitous encounters, to build community.

The noted architect of Copenhagen, Jan Gehl³ argues that urban space should be a place for just being, as well as doing, with human needs at the centre of urban design and planning.

The proposals presented reflect only two human needs – those of shelter and of consumption (whether this consumption meets human needs will depend on the occupancy of the retail units) – i.e. homes and shops. Although in its latest iteration the development includes some widened public space at the corner of Nicolas Rd and the new Manchester Rd, this is at the back of the development and unlikely to be well used as a meeting place. An opportunity has been missed to make a proper, accessible, public square within the development, a model that is tried and tested in numerous cities and their suburbs,

Furthermore, before Graeme House was vacated, there was large workspace provision in the centre of Chorlton. This development only offers the possibility of converting one or more of the very much reduced retail spaces to workspaces, which is inadequate. Similarly before the Precinct was vacated there was a range of retail provision and this is very much reduced to the line along Barlow Moor Rd and the small space on Wilbraham Rd. The retail space faces outwards onto the main roads, whereas were it inward-facing, as in the previous precinct, then a convivial public space and traffic-free space would be created. As it is, the use of retail is to be on the margins of busy roads, mitigating against usability and amenity.

1. We object to the limited functionality of this District Centre development which does not meet the needs of the Chorlton community. It is not a residential *led* development, it is a residential development.

The provision of public space appears to be (the existing, **not new**) linear Park alongside a major road and the new Manchester Road. Whilst this is pedestrianised it will be overlooked by what are now large blocks of flats, not the originally proposed town houses. At the back of the development, this space is unlikely to be a meeting place designed for just ‘being’.

²Manchester city Council District Centres Subgroup, 21 July 2016. Item 2 s 1.1

³See e.g., Jan Gehl: 1971 (with more recent editions) *Life Between Buildings*. Danish Architectural Press; 2010, *Cities for People*, Island Press.

An elevated residents' only garden is proposed – this is not a public amenity and it is unclear how it will be managed and maintained, and whether or not if it will be designed with climate actions in mind.

2. We object to the proposed application because of the lack of public amenity and green space.

A centre for diverse communities in Chorlton?

It is good to see the inclusion of some affordable housing in the development: if a Government grant from Homes England is to be sought, why a higher proportion of social rent housing is not included. It is confusingly presented. The proposal suggests 20% affordable housing, of which 49 units (18.7%) are for social rent and 4 units (4.15%) are for discounted sale (see Affordable Housing document).. it is unclear why the proportion of social and affordable housing is not higher, especially as Manchester Move on 16th June 2025⁴ identified 14,442 people on the housing list waiting for 1 or 2 bedroom properties, the majority of dwellings proposed in this development. There is no viability modelling for a higher proportion of social housing. Time and again the need for social housing in Chorlton has been raised, and increasing the amount in the District Centre, instead of confining it to the periphery, would help address the lack. The proposals contain some diversity in terms of size (and presumably cost) but the proportions of housing type are not right for the area.

3. We object to the development because of the limited amount of social housing proposed.

The mention of low energy units being designed into the site is welcome, but there is insufficient information for us to see what this would look like. It is unclear why Passivhaus standards are not being sought, rather than the nebulous 'Passivhaus principles being followed'. Residential Passivhaus developments have been achieved elsewhere – see for example Goldsmith Street in Norwich⁵.

The proposal states⁶: "*The lifecycle embodied carbon of the Proposed Development is 24,178,440 kgCO₂e, which corresponds to an intensity of 561kg CO₂e/m². This is below The Net Zero New Buildings Recommendations for Policy carbon target recommendations for mid-rise residential buildings of 720 kgCO₂e/m² for 2025 but **above 550 kgCO₂e/m² for 2030 and 375 kgCO₂e/m² for 2035**. Therefore, the lifecycle carbon emissions are in line with current targets for 2025.*"

But given that life-cycle emissions have to be considered and 2025 is already here before construction starts, the 2030 or 2035 standards are more appropriate yardsticks. However, even those yardsticks stem from a framework issued 2020 (updated 2022) by the Manchester Climate Agency, whereas the Places For Everyone, policy JP-S2, Carbon and Energy, adopted in 2024 is more ambitious getting Manchester closer to (but not reaching) their stated net zero target, requiring net zero embodied emissions from 2028. A further criticism of the assessment is that a number of building components, including the roof and

⁴<https://homes.manchestermove.co.uk/choice/content.aspx?pageid=13>

⁵<https://www.passivhaustrust.org.uk/projects/detail/?cld=101>

⁶From Exec summary of the Embodied Carbon Assessment https://pa.manchester.gov.uk/online-applications/files/ECE45D3EDEC34C3278844AFA9EC72FAA/pdf/142652_FO_2025-EMBODIED_CARBO_N_ASSESSMENT-2699279.pdf

internal walls have been scoped out of the assessment, so the figure calculated for embodied carbon emissions is an underestimate.

There were so many documents we may have missed it, but we did not see how developers will contribute to carbon offset funds⁷, calculating construction emissions and plans for offset. It is worth noting that the University of Manchester's Tyndall Centre on Climate Change specifically advised against the use of carbon offsets in the papers that established both the Greater Manchester and City of Manchester carbon budgets⁸, because such mechanisms do not guarantee real reductions in carbon emissions. Construction at Passivhaus standard is implied in the Places for Everyone policy JP-S2, Carbon and Energy, which the city council has adopted. The policy requires that new development will be net zero carbon, unless it can be demonstrated that it is not practicable or financially viable. This applies, as of now to all operational emissions, and from 2028 (i.e. which will almost certainly apply to this development) to all construction emissions. Moreover, development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy set out in the policy document.

- 4. We object to the development, as it is not proposed to build to Passivhaus standards, and fails to have up to date, clear life-cycle carbon emission calculations, embodying demolition, construction and operation.**

Chorlton Character and proposed development

Manchester's Core Strategy(SO4 Centres) sets out to

Provide a network of distinctive, attractive and high quality centres, strengthening local identity, providing essential services close to homes and local access to healthy food. Developments providing additional services and retail will be encouraged in the district centres where such development is consistent with the City's retail hierarchy. Particular emphasis will be given to development that helps to create distinctive local character.

Furthermore, Objective 6 Environment Policy 1 – 9 Southern Area, of which Chorlton is a part states

New development needs to retain the identity and focus of activity associated with the historic District Centres

Throughout Manchester's Core Strategy there is commitment to enhancing *sense of place*, This development is out of character with Chorlton, including the area immediately surrounding the development. Chorlton is characterised by 2–3 storeys with modest high street frontages and tree-lined streets, and introducing 8–10 storey buildings would be incongruous with the area's established identity and activities in the centre, contrary to the Core Strategy. This development would undermine rather than retain the focus and activity associated with Chorlton's district centre.

As far as we can tell, there are NO districts in Manchester, outside SRF⁹ with buildings up to 10 storeys and there has been no agreement with the residents of Chorlton for us to be an

⁷Places for Everyone, GMCA

⁸https://pure.manchester.ac.uk/ws/portalfiles/portal/83000155/Tyndall_Quantifying_Paris_for_Manchester_Report_FINAL_PUBLISHED_rev1.pdf

⁹Eg Wythenshawe, Victoria North, Cotton Field Wharf

experimental area as proposed. Whilst Graeme House was 8 storeys tall, this was clearly an anomaly of planning and development, and residents have lived alongside this behemoth for several decades. Using this as a height standard, compounds the problems of the past and the proposed heights of the buildings are unacceptable. Even so, Graeme House was situated behind major roads and not imposing on sightlines, and was quite different in its impact on the Centre than this development will be. Its footprint was also considerably smaller than that of this proposed building development, so the application of this height standard to the whole is clearly an abuse of the already flawed Chorlton Centre development guideline.

The National Planning Framework (paragraph 135 c,d) re well designed places, states that planning decisions should ensure developments

- *Are visually attractive and sympathetic to local character and history.*
- *Establish or maintain a strong sense of place¹⁰.*

This development is not in keeping with Chorlton's history. Whilst much is made in the proposal of picking up Chorlton's building vernacular of red brick, there are NO building in Chorlton that present such a mass of red brick as the proposed 6-10 storey buildings. This red brick mass will dominate the centre of Chorlton and all the sightlines into Chorlton in a most unattractive way and will contribute nothing to sense of place. This mass of medium to tall buildings, red throughout with little to break up its appearance, will carve out the commercial centre of Chorlton, and rather than maintaining a strong sense of place will undermine all the attempts residents and traders have made in recent years to develop community pride and sense of place.

In the absence of information about strategies for community building - and for connecting with the surrounding areas- there will be nothing to stop this development becoming a place of transition, with short term ownership or rentals prior to people moving on to live in low rise dwellings in the suburb.

Such tall blocks in Chorlton would fail to maintain the strong sense of place and community that defines the district centre, contradicting NPPF para 135.

Manchester's Core Strategy states, with reference to tall buildings in District Centres

12.13 *Elsewhere across the City, District Centres may be appropriate locations for "tall" buildings. Being generally accessible to the local population and well served by public transport, they are natural foci for developments that attract a larger number of people. The definition of tall as being in relation to neighbouring buildings should be noted, however, as the scale of development acceptable within a District Centre is unlikely ever to match that within the City Centre.*

12.14 *Tall buildings by their very nature can dominate the street scene and be highly visible over long distances. They can also have an impact on the local micro-climatic conditions, for example, by creating wind tunnels. It is for these reasons that it is considered particularly important that they are designed to the highest quality, both in terms of appearance and their impact on the functioning of surrounding space. 12.15 It is crucial that the viability and deliverability of a proposed tall building be proven. Unimplemented planning*

¹⁰<https://www.gov.uk/guidance/national-planning-policy-framework/12-achieving-well-designed-places>

permissions for tall buildings can have a significant impact on land value and can distort the market in an unacceptable manner. This can hinder the development of the site for other uses and can have an adverse impact on the developability of other sites. This can have a significantly negative impact on the regeneration of an area.

We have nothing against increased density of housing in the centre of Chorlton. Yet density does not necessarily mean high buildings and for maximum density in urban **neighbourhoods**, 3-4 storeys is recommended:

In many urban situations, medium rise, higher density buildings (of about 3-4 storeys) in general provide the optimum form that maximises density whilst minimising perceived intensity or overcrowding. They can also be designed to be attractive, energy efficient and mixed use¹¹

There is space on this site for *neighbourhood* scale density and no need for such tall buildings.

Whilst the block facing Wilbraham Rd is a more modest four storey block, including the proposed makers yard, which we support, , it is out of keeping with the pitched roofs of nearby shops with housing above. This will overshadow the rest of what is a vibrant shopping street.

Micro-climatic assessments on cycling past the giant buildings on the cycleway development do not appear to have been conducted.

- 5. We object to the development due to the height of the 6-10 storey buildings, their design and the mass of red brick in the their construction which will undermine strong community pride and sense of place, all of which contradicts Manchester's Core Strategy 12.13-12.15 as well as the National Planning Policy Framework.**

Green Spaces

We welcome the construction of the new roads with housing around Manchester Road, but cannot see, from the plans, how there are new public green spaces. The provision of public space appears to be (the existing, not new) linear park alongside a major road, and the new Manchester Road. Whilst this is road is largely pedestrian-ised it will be overlooked by large blocks of flats, not conducive to lingering nearby. The proposed meeting place at the corner of Nicolas Rd and the new Manchester Rd is at the back of the development and this space is unlikely to be a used as a meeting for 'just being'.

The retention of the linear park is welcome – this is not a new green space and it is by a busy main road. There seem to be some trees or planters along the new road, which will enhance this space, but can hardly count as new green spaces, important as they may be. The larger green space visible on the plans is an elevated, residents' only garden– this is not a public

¹¹Urban Design Compendium Llewelyn-Davies, English Partnerships and the Housing Corporation, 2000 cited in URBED (2005) Better Neighbourhoods: Making higher densities work. London, CABE

amenity and it is unclear how it will be managed and maintained, and, indeed, if it will be designed with climate actions in mind.

This large development is not permeable to the public, who will have to walk around a large perimeter to circumnavigate it. Private gardens do not count as new green spaces (except, perhaps to bees). It is widely understood that access to quality green space is essential for health and wellbeing. In this development access to a small green space is for residents only: the linear park exists at the moment and is not an increase in green space. There are no plans in this application to enhance green infrastructure further (beyond planting a few trees, replacing mature ones which are lost). Indeed, it could be argued that the sudden large increase in the resident population via the tall buildings would put pressure on local green and open spaces, reducing the quality of the local amenities for existing residents.

6. We object to the development due to very limited public amenity and virtually no *new* green space accessible to the public

Car parking and access

We welcome putting main car parking underground and the provision for safe storage of cycles and other means of active travel, although it is not clear where access to this will be. We welcome some inclusion of visitor parking overground. It seems that most of the parking on the site is to be for residents and their visitors. A lot is made of the central location of the site and its good transport links, as justification for such a mass development. Why then allocate so many car park spaces to residents? It would be a progressive development, and one that contributes to local climate action plans, to offer tenancies or properties to those who declare a wish to use public transport and other active means of travel. The number of car parking spaces for residents could be drastically reduced, while maintaining provision for disabled people and visitor access. The site is at the core of the commercial centre and therefore, in the short term at least, **does** need to provide parking for visitors to shops, cafes and restaurants. The ambition for Chorlton (via the Vision) is for it to retain its status as a destination centre, encouraging visitors from near and far. Acknowledging that residential units may require car parking undermines the very case being made for such a dense development, close to good transport links. Moreover, the likely future of our cities will in any case be characterised by a large reduction in private motor cars: the development should be fit for the future, not past, patterns of urban mobility¹². Unless the underground car parking is designed for flexible change of use, this development is not future-proofed.

7. We object to the proposal because of the large number of car parking spaces allocated to residents and their visitors and the failure to future proof the development

In sum, we object to these proposals largely due to the weak approach to the necessary multifunctionality of the district Centre including the loss of retail space and the absence of community space; the size of the development and proposed design of the tallest buildings; , lack of public and open green space; and over

¹²

Bertolini, L. (2023). The next 30 years: Planning cities beyond mobility? *European Planning Studies*, 31(11), 2354–2367. <https://doi.org/10.1080/09654313.2023.2217855>

supply of resident parking provision. The proposed development is incongruous with both Manchester's Core Strategy, Our Manchester Strategy, Places for Everyone and the National Planning Framework. we do however, support the creation of the new road and the placing of most parking below ground and the overall aim to redevelop the Precinct – but this is not the right scheme for Chorlton.





July 16th
2025

Julie Roscoe
M.C.C.
Planning



Dear Julie Roscoe
Application No. 142652/FO/2025.

I should be grateful if you would inform if there is going to be a site-meeting, by the planning committee for the above development.

If there is I should be grateful to have details of date and time.

Sincerely



PLAN
BUILD

Dear MCC Planning Dept,

Ref - 142652/FO/2025.

I am writing to complain in the strongest possible terms about the ridiculous and insensitive plans for Chorlton Precinct. My objections are as follows.

- 1 It will dwarf and overshadow the area
- 2 The development is far too high
- 3 No provision for a much needed large retail unit
- 4 far fewer shops in what was the retail centre
- 5 no guarantee of social housing
- 6 Parking will be even more of a nightmare
- 7 a massive influx of new residents which will overburden doctors, dentists, schools, parking
- 8 The development ignores the needs of the community
- 9 The designated green spaces are too small
- 10 It will only benefit the greed of the developers.

As I live facing what will be an eyesore I am unhappy about the loss of the community feel and the destruction of the centre at the expense of the community needs.

I feel the whole project needs scrapping with proper consultation about what the residents need, not the rewarding of the greed of the developers.

I hope these points will be noted and acted upon. as I am a resident of Chorlton for over forty years!

yours faithfully



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

To:

The Planning Department

Manchester City Council

Town Hall Extension

Mount Street

Manchester

M60 2LA

**Subject: Formal Objection to Planning Application 142652/FO/2025
Chorlton Square**

Dear Planning Officer,

I am writing to object formally to the current planning application submitted by PJ Livesy for the redevelopment of Chorlton Precinct, as outlined in their recent proposal 142652/FO/2025.

While I support the regeneration of the precinct and the principles of sustainable, mixed-use development in my local community, I have serious concerns about whether the proposal **sensitively integrates into the urban fabric of Chorlton** as set out in the **Chorlton Local Infrastructure Framework (LIF) - February 2025**.

The reasons being:

Scale and Massing

The inclusion of buildings up to and including 10 storeys is out of character with Chorlton's predominantly low-rise architecture and it risks not only disrupting the visual continuity of the village centre but also sets a precedent for further high-rise development in Chorlton. Is there a building height restriction policy in place for local areas such as Chorlton?

Visual Amenity and Public Realm

While the proposal includes welcome green space enhancements (e.g. linear park, courtyard garden), the visual impact of the currently proposed high-rise blocks I believe will undermine these efforts. The current development design creates a sense of enclosure and reduces the open, leafy feel that defines Chorlton.

In addition, the architectural design of the proposed developments is also ugly and unaesthetically pleasing especially for a development of such high-density housing. I have no objections to innovative architectural design, this however is dark, unattractive and unappealing. This building designs would deeply affect my civic pride for the area in which I live and socialise.

Affordable Housing and Inclusivity

The affordable housing offer of 49 social-rented and 4 discounted sales units is entirely dependent on external grant funding. This introduces uncertainty and may limit the scheme's ability to deliver on the LIF's goals of inclusivity and social balance unless it is mandated that the affordable housing provision is not reduced due to lack of funding.

Commercial Use

The reduction in commercial space from over 3000 meters squared when the precinct was closed to the existing 975 meters squared may weaken business use of the space if the 11 units have 88 meters square each in which to operate. This would also have to include welfare facilities such as WCs and food preparation areas and is not sustainable for restaurants and cafe owners as the space is too small.

Recommendations

Reconsider the architectural design and height of the tallest blocks to better reflect Chorlton's scale and visual/ aesthetic amenity.

Guarantee a minimum level of affordable housing regardless of grant outcomes.

Explore opportunities to expand commercial space to support local enterprise.

Yours faithfully

A solid black rectangular box used to redact a signature.

OBJECTION TO PLANNING APPLICATION 142652/FO/2025

To: Robert Griffin, Planning Officer, Manchester City Council.

From: [REDACTED]

Address: [REDACTED]

Date: 26.07.2025

Re: Planning Application 142652/FO/2025

Proposed Development at Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ

FORMAL OBJECTION

I am writing to formally object to the above planning application for the proposed development consisting of six residential blocks, including two blocks of 10 and 8 storeys, and four additional blocks including two 6-storey blocks less than 40 metres from my boundary on Oswald Road. As a neighbouring resident directly affected by this proposal, I have serious concerns regarding multiple aspects of this development that contravene local planning policies, conservation area protections, and the recently adopted Places for Everyone Joint Development Plan (March 2024).

GROUNDINGS FOR OBJECTION

1. Wholly Inappropriate Scale and Overdevelopment

The proposed development represents massive overdevelopment completely out of proportion to existing surrounding buildings:

- Six blocks with the tallest reaching 10 and 8 storeys respectively - a scale never envisioned in previous plans for Chorlton and unprecedented outside Manchester City Centre.
- Graeme House is and was an eyesore and massively out of proportion to the character of Chorlton in the late 1960's when it was built. The development provides an opportunity to enhance Chorlton's character rather than make it an inner-city landscape. The Council's own previously stated height guideline of Graeme House is a failure to consider this.
- This directly contradicts Places for Everyone's core principle of "sustainable growth" which emphasises maximising brownfield land use while protecting and enhancing existing community character.
- The scale will dominate surrounding streets, obscuring views of sky and creating confinement, particularly on the proposed narrow pedestrianised Manchester Road. "Setting back" the building is insufficient to mitigate this massing impact.
- Buildings of this height will cause acoustic impacts through sound amplification and echoing - not investigated. Currently sound generated within the site is amplified as it bounces off the tall building and hard surfaces. This raises grave concerns for the extended demolition and construction period.
- Research demonstrates high-rise, high-density developments have negative psychological and social impacts, being "less satisfactory than other housing forms for most people" and "not optimal for children". (1)

- The development contradicts 16 years of Council documents outlining Manchester City Council's aspirations for Chorlton developed through resident consultation.

2. Severe Impact on Conservation Area and Protected Environment

Places for Everyone explicitly commits to "protecting the important environmental assets across the city region." This development catastrophically fails this commitment:

Arboricultural Assessment Deficiencies:

- Tyler Grange Arboricultural Method Statement contains fundamental errors, understating the G2 ash tree trunk diameter as 70cm when it actually measures 140cm at 100cm height.
- Fails to account for multi-stem nature and significantly underestimates root protection zone. (Root zone is determined by trunk diameter ratio rather than extent of canopy.) (2)(3)
- Tree survey conducted on 13th November 2024 when defoliated, making proper health assessment impossible.
- Independent assessment by Manchester Tree Station (May 2025) found no ash dieback evidence, attributing stress to root compaction from surrounding development and carparks. (4) (Images 1 and 2.)

Ecological Impact Assessment Failures:

- Assessment only considers habitats within the site, completely ignoring the adjacent conservation area as "directly connecting habitat" - directly contravening Places for Everyone's recognition of connected green infrastructure networks as critical for biodiversity and ecosystem services.
- No consideration of protected species using the conservation area: bats (observed foraging until bright security lights installed in 2024), hedgehogs, foxes, and various bird species.
- Local garden ponds providing amphibian habitats not assessed.
- Fails to consider ecological value of mature trees as habitats for insects, invertebrates, birds, bats, and mammals.
- The lighting impact assessment also fails to consider this conservation area and its protected habitats.

Physical Risks to Conservation Area:

- **Site boundary ambiguity** in northwest corner with inconsistent plans. (Image 3.)
- **Loss of screening:** Existing Lawson cypress removed for single young fastigate oak taking decades to provide effective screening. (Image 4 and 5.)
- **Proposed parking under protected trees** creating potential for falling branches to damage cars and injure people. (Image 6.)
- **No boundary protection proposed** despite historical brick wall boundary.

3. Unacceptable Impact on Residential Amenity and Community Wellbeing

Places for Everyone emphasises sustainable growth supporting community wellbeing. This proposal severely undermines these objectives:

- Multiple high-rise blocks create direct overlooking of private gardens and homes (buildings appear less than 40m from western garden boundaries).
- Oppressive outlook and loss of visual amenity, light, sky and distant trees.
- Buildings tower over neighbouring streets creating oppressive environment.
- Demolition and construction pose serious risk to protected ash tree with extensive root system and other protected trees within the conservation area.
- Root damage could compromise tree stability and threaten the tree's vitality, creating liability for property owners required to maintain protected trees.

4. Loss of Community Amenity and Retail Provision

Places for Everyone recognises sustainable communities require adequate infrastructure. This development represents massive loss contradicting this principle:

- Site was recently a thriving shopping centre providing essential amenities: fruit and vegetable shop, butcher, bakers, discount supermarket, and various services and independent traders.
- Proposed development has minimal retail units compared to previous precinct.
- Chorlton lacks adequate supermarket provision - this development fails to address this need, forcing residents to travel by car to neighbouring districts, directly contradicting Places for Everyone's commitment to sustainable transport integration and reduced car dependency.
- Proposed green spaces designed to mitigate development scale rather than enhance community amenity - wholly private gated areas with no public congregation spaces.
- "Pocket park" on Barlow Moor Road is a planted verge or raised beds, dominated by private restaurant seating, failing to provide "universal access to safe, inclusive and accessible, green and public spaces" required by UN SDG 11 and Greater Manchester's sustainability commitments.

5. Traffic and Infrastructure Concerns

Places for Everyone requires developments be "sustainably integrated into Greater Manchester's transport network." This proposal fails this requirement:

- Oswald Road already experiences increased traffic (due to Barlow Moor Road improvements and restrictions) with dangerous conditions at Wilbraham Road junction.
- No measures proposed to address congestion at the site entrance on Wilbraham Road/Manchester Road junction.
- Despite good public transport links, realistic car usage will exacerbate existing parking and traffic problems. Oswald Road is massively impacted by pavement parking by non-residents. (Images 7, 8 and 9.)

- Increased pavement parking will create serious accessibility problems for cyclists, pedestrians, and wheelchair/pushchair users, directly undermining sustainable transport objectives.

6. Developer Conduct and Site Management

- Shopping centre and carpark bought by GMPF as investment, then allowed to deteriorate through poor management, poor maintenance and neglect (aggressive fining, pay machines that don't work, fly tipping and rubbish accumulation, and removal of trees have made it an unattractive and difficult to use space. Community events that once took place here were no longer allowed.)
- Traders concerns about management issues were ignored. They were given very short notice to quit or face eviction.
- Appears deliberate strategy to run down site to justify overdevelopment and gain brownfield designation.
- Poor stewardship raises questions about future site management.

7. Precedent for Further Overdevelopment

Approval would set dangerous precedent for further high-rise developments including Co-op Funeral Home site, fundamentally altering Chorlton's character.

SPECIFIC POLICY FAILURES

Places for Everyone Joint Development Plan Breaches:

- **Sustainable Growth:** Prioritises density over community needs and environmental protection.
- **Environmental Assets:** Inadequate tree protection and biodiversity assessment directly contravene protection commitments.
- **Green Infrastructure:** Fragments rather than enhances connectivity, failing strategic network vision.
- **Community Infrastructure:** Loss of retail and inadequate public amenity contradicts sustainable growth objectives.

Conservation Area Policy Breaches:

- NPPF Section 16: Fails to "sustain and enhance heritage assets" (Para 201); causes "substantial harm" without demonstrable public benefits (Para 202).
- Planning Act 1990 Section 72: Breaches statutory duty to preserve/enhance conservation area character.
- Policy EN15: Fails to maintain biodiversity sites and implement enhancement opportunities.

CONCLUSION

This application represents wholly inappropriate overdevelopment destroying Chorlton's established character and community amenities. The development fundamentally fails to align

with the recently adopted Places for Everyone Joint Development Plan's commitments to sustainable growth, environmental asset protection, green infrastructure networks, and community infrastructure provision.

The proposal contradicts the strategic planning framework Manchester City Council committed to through Places for Everyone, which emphasises maximising brownfield use while protecting Green Belt and enhancing existing communities. This development achieves neither - failing to enhance community through amenity loss while threatening protected environmental assets.

I respectfully request this application be refused noting its fundamental incompatibility with Places for Everyone adopted March 2024. Scale should be reduced to suit surrounding buildings, retail provision substantially increased, and proper protection ensured for conservation area assets in line with Places for Everyone's environmental commitments.

Should this application proceed to committee, I welcome the opportunity to speak to these serious concerns and the development's failure to align with strategic planning commitments.

Yours faithfully,

[Redacted Signature]

References

1. <https://www.tandfonline.com/doi/abs/10.3763/asre.2007.5002>
2. Day, Wiseman, Dickenson and Harris; Contemporary Concepts of Root System Architecture of Urban Trees, Arboriculture & Urban Forestry July 2010
<https://www.isa-arbor.com>
3. Martin Dobson: Tree Root Systems, Arboriculture Advisory and Information Service, July 1995
4. Manchester Tree Station inspection report May 2025 pending

Images

Images 1. and 2. of ash tree (within G2 group) from within my garden.

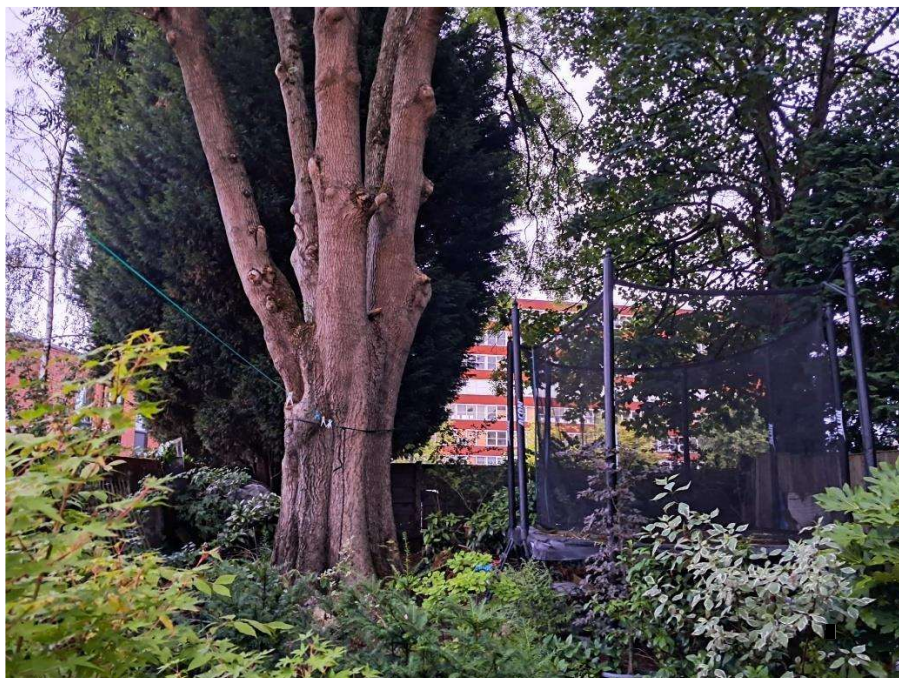




Image 3. of security fence northwest corner with crown lifted Lawson cypress within health centre property. Ambiguous boundary.





Image 4. (above) Lawson cypress showing height against the 2 story health centre building. Saturday eve, 26.07.2025 at 20.45 hours

Image 5 (below) same view at night Friday 25.07.2025 at 22.14 hours





Image 6.
Area designated for proposed parking under trees, looking south along the border of the conservation area.

Images 7 and 8. Oswald Road pavement parking.



Sunday morning, 20.07.2025 at 10.22 hours showing very few if any residential parking (above.)
Oswald Rd looking South, Monday afternoon, 21.07.2025 at 15.02 hours (below.)





Image 9. Parking on Nicolas Road Saturday evening 26.07.2025 at 20.43 hours



22-08-2025

Planning.

Manchester City Council.

Po Box 532

Manchester M60 2LA

PLANNING AND
BUILDING CONTROL

27 AUG 2025

Sirs,

I write to give you my opinion of the proposed building in Chorlton between Manchester Rd, Barlow Moor Rd & Wilbraham Rd.

As King Charles might have said when he was Prince of Wales: We will have SIX CARBUNCLES in Chorlton, not just ONE which is the impression on first seeing the proposal.

1. The traffic in Chorlton is quite bad enough now; what will it be like when there are six blocks of flats?
2. You already comment that you no longer guarantee

$$N(\mathbf{r}) = \int_0^{\mathbf{r}} \rho(\mathbf{r}') d\mathbf{r}' \quad \text{with } \rho = \rho(\mathbf{r})$$
[illegible]

11/11/2014

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

27th July 2025

To Whom it May Concern,

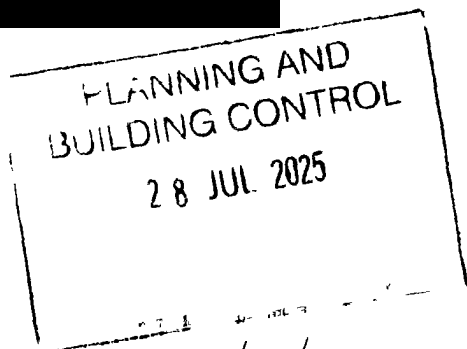
Ref: 142652/FO/2025

I am writing regarding the proposed new development in central Chorlton. I oppose this proposal for the Chorlton Square Shopping Centre for the following reasons:

- I am concerned about the loss of the precinct community space and the reduction in retail units from 22 to far fewer. I have lived in Chorlton for 60 years and Chorlton has always had small local shops which have provided for the whole community including those on low incomes
- The plans have no larger retail unit – Quality Save was a valued shop which served everyone
- I support affordable housing on the site including houses for families and I understand the developers are not guaranteeing this
- Six high-rise blocks would completely change the nature of the centre of Chorlton; nothing else in the area apart from Graeme House is a high-rise
- It is not clear how parking and traffic would be managed, or the impact of a huge increase in residents on local GPs.

Yours faithfully,

[REDACTED]



18 July 2025

Ref. no. 142652/Fo/2025

Dear Sir

I am writing to register my disgust + disappointment at the proposed (new) plan for the redevelopment of Chorlton Precinct. I have several points to raise

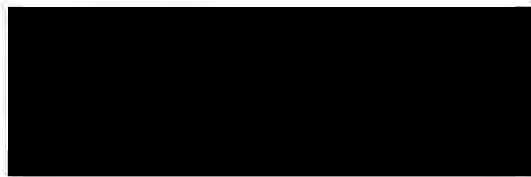
1. The blocks of flats are far too high + completely destroy the "village" atmosphere of Chorlton. Also they are too near to Barlow Moor Rd + completely dominate the streetscape. The design is ugly having an almost old Soviet bloc feel about them - ~~complete~~ lack of aesthetics.
2. Six blocks of flats is too many for this small village centre site, which is being over developed
3. There is insufficient infrastructure to support this + the other development in Chorlton (old Bath Site) in terms of doctors, school places + shops.
4. Few shops seem to be incorporated in the plan. No larger retail space eg Quality Save / Supermarket size units. What happened to the Civic centre plan?
5. Green spaces too small - and who will maintain them?
6. Parking will be a problem, there simply is not enough for the number of residents - leading to potential ~~congestion~~ congestion on the surrounding roads

7. There is not enough parking for visiting shoppers (if they come!) or the bar & restaurant clients. Without these Chorlton will not thrive as a destination attraction.

Parking is a problem when visiting the health centre — not everyone can use public transport even if not an official blue badge holder. Where will the blue badge holders park? We can't all walk or cycle to visit the doctor's surgery.

This is an ill thought-out scheme and takes no account of the day to day lives & needs of Chorlton residents. Our quiet suburb has been destroyed & it will no longer be the pleasant, useful suburb it once was. This is City living brought into a once leafy suburb. The wrong thing in the wrong place.

I urge you to reconsider this unlovely & unwanted scheme.



Dear Mr. Griffin

Re Planning application number 142652/FO/2025 Erection of 6 residential building 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)) (etc)

I would like to request a site visit as part of the decision making in relation to the application. I have been advised to copy this request to all members of the planning committee and my local Ward Councillors.

The site visit will be useful:

- 1) Because the application involves complex site features such as putting 6 high rise blocks of flats onto a site which currently has only one high-rise building.
- 2) There is a significant change of the site from inward facing and safe pedestrianised shopping area to mainly outward, street-facing, and less accessible retail offer.
- 3) According to the plans the Makers Market will be surrounded on 3 sides by high rise buildings and or walls.
- 4) According to the plans the Makers Market yard will be extremely small
- 5) The plans seem to suggest that Manchester Road will be running between 2 high rise blocks and narrow.
- 6) As the current horizon from all angles will be closed down and the development will be 'alley' type roads and paths between high-rise buildings.
- 7) For you to see how this planned development will undoubtedly impact the entire district neighbourhood for both visitors and people already living in the area, reducing parking and public space as well as increasing congestion in an already congested area which serves a large estate of houses and two schools.
- 8) For you to visualise the development in the context of surrounding buildings including a conservation area.
- 9) So that you have a chance to pace out and visualise the impact this will have on the current suburban feel of Chorlton – which is a significant reason why people want to live in Chorlton.

10) So you can get the sense of depression already descending on the town through lack of parking, lack of and increasingly poor public realm - and loss of very good shops which were a real 'draw' and which this development will not help to redress.

11) So you can confirm to the community that decisions were based on planners' full understanding and acceptance of the impact that approving this scheme will have in its current iteration on the district centre; businesses; the people already resident in Chorlton (M21) and families with an eye to move here.

12) Most of the people I have met are appalled by what is being planned for Chorlton.

Yours Sincerely



August 2nd.
2025

Councillor Paul Andrews
Planning Committee
M. C. C.
Town Hall
M60 2 LA

Dear Councillor Andrews

Application 142652/FO/2025

I am writing to you as you are a member of M.C.C. planning committee.

I would like to request a site meeting for the above application in Chorlton - cum - Hardy.

I live in [REDACTED]. The proposed development will have a huge negative impact on the road and surrounding environs. I have already submitted my comments to Julie Rescoe and Robert Griffin stating I am not in favour of the current application which needs drastic changes.

However, if you are not familiar with Chorlton - cum - Hardy, a site visit by you would be much appreciated.

Then, you would be able to see for yourself the inappropriateness of having a 10 storey building in a residential suburb made up mainly of two storey houses. The planned development is more suitable for the city centre.

I do hope you can arrange a site visit. It would give you a much clearer idea of how out-of-place a 10 storey building would be. It would transform a thriving, community spirited, mixed economy residential area into an area of high priced apartments available only to those with high incomes.

If a site visit is arranged, I would appreciate it if I am informed about it. I do think it is ~~essential~~.

Yours sincerely

