

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 am writing to object to the planning application for the redevelopment of Chorlton Square Shopping Centre, Barlow Moor Road. My objection is based on the following planning grounds:

1. Density and Height

The proposed development's density and the height of new building blocks appear excessive for this location. The plans suggest limited set-back from Barlow Moor Road, resulting in a detrimental visual impact on the streetscape and local character, which is inconsistent with the area's existing built environment.

2. Residential Amenity

The scale and placement of these high-rise blocks could cause substantial loss of light and privacy for neighbouring residents and properties. Overlooking from upper floors will affect the amenity of nearby homes.

3. Traffic and Parking

This redevelopment may add significant pressure to local road networks and existing parking provisions. Increased traffic congestion on Barlow Moor Road, Wilbraham Road, and Nicolas Road raises concerns about pedestrian and highway safety.

4. Community and Environmental Impact

The plans risk removing valuable community spaces or green areas, and may not provide adequate replacement public realm. The development could also negatively affect local air quality or biodiversity due to increased density and reduced open space.

5. Policy Context

The application appears to conflict with local planning policies relating to character, amenity, and sustainable development, as set out in the Manchester City Council Local Plan and supplementary guidance.

For these reasons, I respectfully request that the Council refuses planning permission for this application unless significant modifications are made to address these issues.