

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: I am writing to formally object to the proposed development at Chorlton Precinct, Chorlton-cum-Hardy, as outlined in the planning documents submitted by Feilden Clegg Bradley Studios LLP (Drawing Nos. 2104-FCBS-ZZ-XX-DR-0801 to 0803, dated 12.03.2025).

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 indicate building heights reaching +61.45 AOD, substantially exceeding the prevailing height of surrounding buildings. This over-scaled massing will dominate the streetscape and disrupt the established rhythm of Nicolas Road, Barlow Moor Road, and Wilbraham Road. The visual impact would be severe, creating a sense of enclosure and overshadowing inconsistent with the area's human-scale character.

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.

6. Environmental and Sustainability Concerns

There is insufficient detail regarding green infrastructure, biodiversity enhancement, or carbon performance. Full demolition and redevelopment contradict Manchester City Council's Zero Carbon 2038 objectives. A sustainable, lower-carbon alternative-such as partial retrofit or adaptive reuse-should be prioritised.

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.
- Ensure full transparency and inclusive consultation moving forward.

Thank you for considering this objection. I would appreciate confirmation of receipt and inclusion of this letter in the public record for the application.

Yours sincerely,

[REDACTED]