

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: 5th November

I wish to register my Objections again because some people have been written to and invited to make comments following further reports.

I am really worried about the changes the planners and local councillors want to make to the old Chorlton Precinct because:

- The buildings will be too high and too big for Chorlton which is a mostly low rise 2 and 3 storeys high suburb and not 6, 7, 8 and 10 storeys high. It is completely out of character.
- The developers have used Graeme House as a benchmark for the height but there was only one Graeme House and not six huge blocks. Also Graeme House is set behind low rise buildings on the main roads and hardly noticeable from most surrounding roads. Plus Graham House is 8 storeys high (with a box on top at one end) and not 9 or 10 storeys high.
- Six huge blocks of flats are too many for this site. (There are no longer any houses on the site plan.)
- The site is over-developed - about 262 flats of 1, 2 and 3 bedrooms
- The number of anticipated residents would lead to very high-density living conditions.
- There are several other developments and the homes (private and social rent - which we all want) could have been distributed around the other developments being built in Chorlton.
- There is very little public space for people to meet and chat.
- 'Pride in Place Strategy' The government has produced a strategy for local people - "Through our Pride in Place Programme, we are helping communities take back control."

We want this strategy to apply to Chorlton. Currently it would appear that nobody is listening.

- There will be far fewer good shops than before There is going to be less than one third of the previous retail space. People who do not have cars, bikes or internet shopping or who do not regularly go into town have already been deprived of those good shops in the old Chorlton Precinct which have been closed for nearly two years and many are very unhappy about the loss of good shopping. E.g. Home Bargains, a quality butchers, cheap bread shops, craft shop, a fruit and veg. shop, an Art shop and so on
- Apparently it is likely that there will be no room for large retail units e.g. no room for a 'Home Bargains' type store
- The proposed green public spaces are too small.
- Some trees will be lost - new trees take years to grow tall and be healthy.
- Not enough parking for residents - leading to potential congestion on surrounding roads
- Not enough parking for visiting shoppers including disabled people.

Some of the remaining quality destination shops are very worried about the lack of Parking.

- Sadly, I meet people who hate this development but they say there is no point in writing as it is a 'done deal'.