

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: This objection is in response to the renotification due to further information provided in relation to Environmental Statement Appendices and other matters.

Notwithstanding the additional technical information provided, I continue to consider that the size, layout and density of the proposed development, in particular the height of the blocks, are unsuitable for this suburban location.

The existing Development Framework Summary states that 'scale and massing should respond to the existing building heights in the current development and the surrounding streets'. While the old office block on the site is 8/9 storeys, it is set well back from the road and not visible from many angles. In the plans, the largest block is 10 storeys and close to the street. The setback proposed does not mitigate the height close to the street. Sections 7.4.1 and 7.5.4 in the Design and Access Statement demonstrate how out inappropriate the size and massing is.

The Council should refuse the application, and the applicant should revise the design and resubmit.