

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 live in the catchment area of the consultation exercise but never received any information about the development. This suggests the consultation exercise was not robust and self selecting.

I note that the Chorlton Traders and Chorlton Civic Society oppose the current proposals. These are voices that should not be ignored. I also opposed the current proposals as outlined on 3 main grounds

- Size and Style of Development
- Loss of Public Parking
- The Effects on Retail and Business, and the loss of jobs

Size and Style of Development

Proposals for 8-10 storey street lining perimeter blocks are hugely overdeveloping this site.

The proposed development builds massive 10-storey tower blocks which will completely overpower and dominate the surrounding built environment, transforming a suburban district centre, with the potential for strong sense of place, physical identity with inherited character and charm into yet another skyscraper block as witnessed across Manchester centre. This is completely out of place with the surrounding area.

The existing Graeme House is set back from the road and only 8 storeys high and we think of that as a tower. Nowhere in the city centre has 10 storey blocks along the street. This is grotesquely inappropriate for a suburban district centre? This proposal is greedy over development which sets a dangerous precedent for future development in Chorlton and all district centres across the city and will cause damaging over-inflation of land prices

The scale of the proposals are clearly in contradiction of Manchester's Guide to Development SPD

As soon as the street front building goes above 4 storeys then it dominates, as witnessed by the new 5 storey Baths construction which is dwarfing and over shadowing the surrounding area.

The development should be a maximum of 4 storeys on perimeter blocks and 5 storeys for interior blocks which the public cannot see.

The materials and design proposed has zero architectural merit and is visually brutal and does not have any relationship to its surroundings. It will destroy Chorlton's visual identity and built environment. It will literally put into the shade the surrounding buildings, for example the proposed development of the former cinema.

Loss of Public Parking

There is a huge and unsustainable reduction in public parking provision with the loss of The Square Shopping Centre Car Park, which is well used and has 193 car parking spaces. The proposal only provides 12 spaces (2 disabled)!!

Whilst there are good public transport connections to/from the city centre, other local areas whose residents currently use Chorlton Centre are not so well served for travelling to Chorlton eg. Stretford, Firswood, Northenden, Moss Side. Loss of parking provision will obviously force them and others with mobility problems to shop and visit other areas such as out of town retail parks etc.

The Planning Statement claims there is plenty of street parking available, but since the cycle lanes have significantly reduced this, the only other options are residential side streets which are already overpopulated. Many patients need to drive to the adjacent Chorlton Family Practice GP 's surgery due to mobility issues and there don't appear to be any drop off areas. Where will they park?

The Effects on Retail and Business, and the loss of jobs

The closure of the Precinct has led to a significant reduction in footfall, and local independent business are really struggling. When the noise, dirt and disruption of the building work starts, this will be exacerbated. By the time the development is complete, it is likely that a number of businesses will have had to close. Chorlton will be further hollowed out as a destination centre for retail and leisure and will become yet another commuter/dormitory district.

The development has significantly reduced the amount of retail/business space available. A business district is an ecosystem, where provision builds over time to provide a viable mix of provision. When businesses are forced to close, then this can adversely affect the rest. The Retail Provision report included in the application is at best aspirational, and is vague, non-specific and lacking any detail whatsoever. It does not take into account previous Chorlton-based planning guidelines (e.g. UDP CB-10) which advise against yet more sites being used for food and drink consumption (cafes, bars, takeaways, restaurants). Further, rather than just considering the development in isolation, retail provision would need to address the whole district, otherwise Chorlton will move further to being a strip of takeaways, cafes, restaurants and bars. The Retail Provision report is less of a strategy, more of a lets hope document.

Chorlton is trying desperately to fight a spiral of decline in terms of being a vibrant retail/business district, and this development will make the situation far worse. For example recent long standing independent eating places:

Launderette on Beech Road

CROMA on Wilbraham Road

Chapati café on Wilbraham Road

Proof on Barlow Moor Road,

have all recently closed thus reflecting the difficulties this sector is facing without further difficulties presented by this proposal.

With the reduction in retail, the development represents a massive loss in local employment opportunities within Chorlton, which would reduce the need for commuting, and improve wellbeing, supporting the 15-minute neighbourhood concept. Presumably the developers are assuming the residents in the new housing estate will be employed elsewhere.