

Chorlton Precinct Application: 142652/FO/2025

Chorlton Traders response

18th July 2025

Background

Chorlton Traders is run by volunteers and represents a large number of retail, food and drink and other businesses in the Chorlton district.

We have held numerous meetings and consultations over many years about the Chorlton Precinct development, and submitted responses on behalf of traders at each invitation from the developers. We have held meetings with developers' representatives whenever we can. We have also been closely involved with other planning initiatives, most recently the Local Infrastructure Framework.

As businesses (we are often also local residents) we are potentially affected by any development which has a negative impact on the attractiveness of Chorlton and the provision of facilities which would make it a destination place, and therefore increase footfall and the potential for trade.

Response to Planning Application

We object to the application for the following reasons.

We refer to the [Chorlton Local Infrastructure Framework](#) (CLIF) has recently become a material consideration in the Council's decision-making role as Local Planning Authority.

One of the main purposes of the CLIF is to bring a cohesion and planned development for the Chorlton area, given the number of significant sites potentially under redevelopment. This was in response the Chorlton Vision, a collection of groups including Traders, who want to ensure that Chorlton continues to thrive and meet the needs of the community.

The proposed development fails to meet or contribute to many of the areas identified in the CLIF which feed in to the overall plan or vision for Chorlton, in particular:

- 2.3 Public Realm, community and identity, pride in place, connectivity, parking: the development has a significant negative effect on these
- 3.6 Walkability: the development reduces access in the heart of Chorlton
- 3.9 Car ownership: encouraging active travel and public transport, and discouraging private car ownership
- 3.12 Destination place and street hierarchy: within the heart of Chorlton the development has no access, and provides no destination features
- 4.4 Cohesive retail frontages
- 4.6 Pedestrian experience and street quality
- 4.7 Sense of Centre: the development negatively affects this, by being a physical and functional destroyer of any sense of a Chorlton centre
- 4.9 Street Trees: a significant number of mature trees will be felled; Outdoor amenities: the development provides none

- 4.11 Opportunities: this is a sorry story of missed opportunity, with an unimaginative housing development, wildly out of place and out of proportion, being imposed on the very heart of what was striving to be a vital and vibrant district centre. It imposes yet more barriers on being able to achieve a sustainable community-based area
- 4.12 Threats: the development doesn't help to address any of these, in particular parking

We also note that Andy Burnham has recently announced a new [Greater Manchester strategy](#) for tackling welfare issues, which at its foundation has the provision of affordable and social housing, as well as the provision of community services and employment opportunities.

This proposed development contributes nothing towards these aims, with a significant reduction in employment (Graeme House was a large council office block employing a significant number of people, as well as the reduction in retail jobs), zero community service provision, and potentially no affordable/social housing.

Size and Style of Development

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. 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.

We are alarmed by the lack of commitment to any amounts of affordable or social housing. The budget apparently still has the developers making a loss even if they get their grants! We feel that this is setting the scene for cutting back on some of the proposals, e.g. affordable housing, energy efficiency, standard of construction etc.

Energy Efficiency

Since the developers are demolishing the existing Precinct then this adds a large amount to the embodied carbon for the overall development, and this should be taken into account.

It is concerning that, given this development will probably still be around in 2050, the developers are not giving a definitive commitment to building to the highest standards for energy efficiency, which we believe is Passivhaus certification (the planning documentation is vague about this). Why are they only installing solar panels on only 40% of the roof? Why are they not using ground

source heat pumps, given that they will be piling anyway? Why not use ASHP for radiators as well as domestic hot water DHW?

It is also very concerning that their consultants for energy efficiency discuss the **cooling** capacity of the ASHPs. Given that the ASHPs are only being used for DHW and not space heating/ (where there could be an opportunity to use the ASHPs for cooling), then there is no requirement for cooling of the DHW. We are therefore concerned about the accuracy of information from consultants in general. For example, perhaps they overlooked the significant benefits of GSHP when installed in a new-build like this.

There is a great opportunity for this development to be a showcase and leader in sustainable and energy efficient construction, so that residents benefit from well-built accommodation that is the most efficient to run over the decades it will be in use, saving money overall.

Affordable and Social Housing Provision

We are concerned that there is any doubt that the development will provide a large amount of affordable provision. 50% should be a good minimum starting point, since Chorlton is desperate for places where lower income people can live. Many people who work in Chorlton cannot afford to live here. The affordable housing provision should be a hard precondition on the development.

Loss of Trees

A large number of mature trees will be felled to make way for the development, so even if a proportion of these are replaced it will take decades for what remains of the surrounding green space to recover, and for any sapling replacement trees to mature.

Loss of Green Space

The proposed linear green park described in the application is actually a reduction on what currently exists. This will be reduced further when the chain cafes and bars build hard outdoor seating areas.

There is a gated-off private green space within the development. This should be made publicly accessible and maintained for the benefit of the community. There is the opportunity to install a community asset such as a lido and associated health/wellbeing centre, as seen in developments such as proposed in Edinburgh Park redevelopment.

Also only 40% of the roofspace is going to have solar panels (why not 100%?). These could accommodate public rooftop gardens for the community to enjoy, as seen in the [Salling department store rooftop garden and bar in Aarhus](#). This could also provide a destination facility.

Parking

The CLIF discusses the extreme pressures on parking in Chorlton which began when the Precinct carpark operators started charging for parking, and aggressively prosecuting users. Before this the carpark was regularly full.

The development should provide 100 public carpark spaces, free for the first period, and 30 spaces for adjacent businesses. This would significantly improve Chorlton's parking issues, while the district works to transition to active travel.

Following the logic of the developers, there is no point in providing parking for residents: if they drive to another area they won't have anywhere to park because the developers don't deem it necessary to provide any public spaces.

Gated Community

The Precinct had public access across the site and there was a central square (albeit left in a sorry state of disrepair and under-use by the site owners). Now the whole area will be gated off, reducing walkability within the area.

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

The closure of the site 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. The display on the site hoardings will be more historical than actual. 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 let's 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. It is recognised that areas which have been revitalised are those where a coherent and well-thought through plan for provision has been established. The development should liaise with local businesses and planning groups to determine this strategy.

There is no mention about retail rent levels. These should be affordable for independents. Apart from retail, there is no provision for non-retail business, or for work-from-home/hybrid individuals. The development should include rentable workspace provision.

With the loss of Graeme House, and 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.

Community Services or Destination Provision.

The development includes nothing community-based, and provides nothing for the wider community. There is nothing in the development to attract people into Chorlton. This goes against Manchester's general and Chorlton-specific planning and infrastructure guidelines.

This is a grave oversight from the developers and will be significantly detrimental to the area.

Fw: Comments for Planning Application 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-10-13 08:55
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 11 October 2025 14:03
To: Planning [REDACTED]
Cc: [REDACTED]
Subject: Re: Comments for Planning Application 142652/FO/2025

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Sorry. My comments were submitted before I had completed them!
I intended to add that the proposal to build 6 blocks of flats on the Chorlton Precinct site, if approved, would be a travesty. They would not remotely enhance the town centre, but would severely detract from the strong and established 'community feel' of Chorlton. There was much more to commend the previous proposals which included traditionally sized residences, even if there were too many. The developers have clearly opted for maximum profit with their latest plans. The 20-plus retail units which were located in the precinct will be replaced by just a handful. There will be no parking for non-residents within the development, which is ludicrous if the city council wants Chorlton to become a vibrant shopping area once more. This will mean that motorists will either not travel to shop in Chorlton or they will try to find parking places in the surrounding area, inevitably causing inconvenience and aggravation. These latest proposals are inappropriate for several reasons. I trust the city planners and councillors will recognise this, and reject them.
Regards,

[REDACTED]
[REDACTED]
I have lived and worked in Chorlton for 40 years.

On Sat, 11 Oct 2025, 12:42 , [REDACTED] wrote:

Comments for Planning Application 142652/FO/2025

Dear Sir/Madam,
[REDACTED],

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 11/10/2025 12:42 PM from [REDACTED] .

Application Summary

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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I have lived in or worked in Chorlton for 40 years. I have witnessed several incongruous developments within the central area, but these latest proposals for the Chorlton Precinct site take the biscuit. If approved, it would mean that Chorlton's biggest eyesore, Grasmere House, would be replaced by SIX, admittedly smaller scale buildings, yet just as non-complementsry

Kind regards

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Fw: Planning application 142652/FO/2025

From Planning [REDACTED]

Date Mon 2025-10-13 08:55

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]

Sent: 12 October 2025 18:44

To: Planning [REDACTED]

Subject: Planning application 142652/FO/2025

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

11 10 2025

To:
Manchester City Council Planning Department
Town Hall Extensions
Albert Square
Manchester M60 2LA

Subject: Objection to Planning Application Ref 142652/FO/2025, Chorlton Precinct Redevelopment ("One Chorlton")

Dear Sir/Madam,

I wrote to you on 11th of September but did not receive a reply. I have also tried to use the portal on MCC's website but it is not working. Please see my comments below.

I write to formally object to the above referenced planning application in its current form. While I support the principle of regeneration for the Chorlton Precinct, the submitted scheme fails to sufficiently safeguard local character, heritage, social infrastructure and sustainable living, and does not meet the standards set by Manchester's planning policy and the Places for Everyone plan. I urge the Council to refuse or require substantial amendments to this proposal. My objections are as follows, supported by evidence.

Grounds of Objection

1. Over-height / Over-mass / Incompatible Scale with local character

The height and number of tall blocks proposed (some reaching 10 storeys) dramatically exceed the scale of the majority of existing housing in Chorlton, which is predominantly 2-3 storey terraces, semi-detached homes and low rise structures. As noted by Chorlton Traders, basing the new scheme's benchmark on Graeme House (an anomalous building already criticized) is inappropriate.

The massing and density risk overwhelming adjacent lower buildings, resulting in adverse effects on daylight, outlook, privacy and local amenity. There is currently insufficient detailed daylight / shadow impact assessments publicly available to allay such concerns.

The "Guide to Development in Manchester SPD" requires that new development must respond to the character of surrounding buildings, maintaining an appropriate scale and transition between taller and lower elements.

2. Heritage & Identity / Picture House

The scheme adjoins the Picture House, an important local heritage and cultural asset. The Chorlton Community Land Trust has expressed concern about the "potentially adverse impact on our long-held plans for the Picture House."

Under the Places for Everyone Joint Development Plan (2022-2039), adopted 21 March 2024, Policy JP-P2 (Heritage) requires the positive management and enhancement of heritage assets and their settings, and that development designs should be informed by the character, identity and distinctiveness of the area. Over-dominant tall blocks risk harming the setting and visibility of heritage features.

3. Insufficient Social Infrastructure / Community Space

There is negligible provision, in the current proposal, for community meeting spaces, health services, public IT/learning facilities, or other social infrastructure proportionate to the increased population. The Chorlton Traders response explicitly states concerns about a lack of "neighbourhood services ... required."

Replacing existing public car parking without adequate replacement will harm visitors, shoppers, people attending health or community services. Retail provision is reduced: fewer units, less

diversity. Independent retailers, which give Chorlton its character, risk being priced out.

4. Genuinely Affordable Housing / Tenure Mix

The application lacks clarity or binding commitment on social housing, affordable rent, or family-sized housing. Many new dwellings appear to be 1-2 bedroom units, likely priced at market rates. This risks further exclusion of local residents who work in Chorlton but cannot afford to live here. Chorlton Traders and CLT have requested more social rent / affordable units.

Manchester's planning policies require diversity of housing types (including family homes), affordability, and meeting local housing needs. The submitted proposal does not demonstrate that these policy requirements are met.

5. Loss of Retail / Shopping Function and Impact on Local Economy

The retail component of the plan is significantly smaller than what exists currently. According to Place North West commentary, the number of retail units offered is fewer (from about 22 down to ~12 in some versions) and the mix is less suitable for everyday shopping needs.

There is concern that "the last thing Chorlton needs is more cafes" and that independent / non-café shops (groceries, services) are underprovided. The loss of these would reduce local employment, diversity and the ability of residents to meet daily needs without travelling further.

6. Transport, Parking, Access & Infrastructure Strain

The car park currently on site is to be lost and not fully replaced, which threatens access for shoppers, visitors, patients etc.

With ~262 homes proposed plus other schemes in Chorlton (other recent/planned housing), there is a significant increase in population and resultant pressure on local roads, public transport, traffic, pollution, drainage etc. Local infrastructure (schools, health centres) currently seems inadequate to absorb this without clear supporting commitments.

Policy / Planning Framework Failures

Places for Everyone Plan (2022-39): requires heritage protection (Policy JP-P2), character & distinctiveness; new policies about design, setting, integrating heritage.

Guide to Development in Manchester SPD: design quality, scale, massing, public realm, amenity, character.

Local feedback via Chorlton Traders, Chorlton CLT, Chorlton Vision has expressed throughout need for:

more social infrastructure and community services;

retention of independent retailers;

affordable homes;

lower building heights consistent with local context.

Suggested Amendments / Conditions for Approval

If the Council is minded to approve, I urge the following changes or conditions be required:

1. Reduce the height of the tallest blocks, particularly where adjoining existing homes, to no more than 3-4 storeys in those locations, with stepped transitions to higher blocks only where appropriate and away from residential edges.
2. Include binding minimum percentages of social rented and affordable housing, with defined floor space and family-sized units (3+ bedrooms).
3. Protection and enhancement of the Picture House: a detailed heritage impact study (public), ensuring the scheme preserves its setting, visibility, and allows for community access/ownership.
4. Ground-floor units reserved for independent retail traders at capped rents for at least 10 years; ensure retail unit sizes accommodate everyday shops (grocers, services), not only cafés.
5. Retain / replace public car parking to serve existing users during construction, and in long term; provide sufficient parking / access for visitors, health centre users etc.
6. Provision for community infrastructure: appropriately sized meeting rooms / civic space; health services; public digital facilities; youth/arts spaces; safe walk / cycle connections.
7. Require a detailed environmental impact and daylight/shadow analysis, wind study, traffic impact (including congestion, pollution), drainage infrastructure capacity.
8. Local employment / apprenticeship clause: target a portion of construction labour from Chorlton/Manchester, include training opportunities.
9. Transparent monitoring / KPIs: the scheme should be subject to binding legal obligations (via planning condition / Section 106) to deliver the above, with periodic public reporting.

Conclusion

In conclusion, while regeneration of the Chorlton Precinct is necessary and desirable, the current proposals fall short in key respects: they risk harming Chorlton's character, eroding heritage, failing

to deliver affordable housing and community infrastructure, and putting undue pressure on local services and environment. They do not yet satisfy the requirements of Manchester's planning policies or the Places for Everyone Plan.

I urge the Council to refuse this application in its current form, or to require the applicant to substantially revise it, incorporating the amendments above, and to re-consult the community with those revisions.

Yours faithfully,

[Redacted Signature]

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Fw: Ref. 142652/FO/2025 FAO Mr Robert Griffin

From Planning [REDACTED]

Date Mon 2025-10-13 13:39

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 13 October 2025 13:37
To: Planning [REDACTED]
Subject: Ref. 142652/FO/2025 FAO Mr Robert Griffin

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FAO: Mr Robert Griffin

RE: Planning Application142652/FO/2025 From: [REDACTED]
Address: [REDACTED]

Dear Mr. Griffin

Re the proposal: "142652/FO/2025 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."

I would like to object to this proposal on the basis of:

- Excess Height. The development would tower over other buildings in the area, exceeds the MCC framework for this site and is out of keeping for the area
- Given the scale of the development, additional traffic, pollution in close proximity to a Primary School and in what is already a congested area

- The size of the site would create additional strain on parking and public services in what is already a very dense area

Thank you

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Fw: Objection to planning application number 142652/FO/2025

From Planning [REDACTED]
Date Tue 2025-10-14 08:44
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 13 October 2025 22:47
To: Planning [REDACTED]
Subject: Objection to planning application number 142652/FO/2025

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Dear Mr. Griffin, Planning Officer,

Re Planning application number 142652/FO/2025 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)) (etc)

I would like to lodge my objection to the above application for reasons outlined below:

- Incongruence with existing built environment, particular height and density - the current proposal includes blocks 6, 8 and 10 storeys high. This is significantly higher than other recent developments within the suburb, and far greater than the immediate surrounding businesses/dwellings. The shadow this would cast over the surrounding houses, shops and Oswald Primary School site would be significant.
- Lack of proposed accompanying shop units/amenities and plans for local infrastructure to support associated residents. The proposal as a mixed development has a poor ratio of housing to amenities - as such it would not remedy the poor local provision of amenities and would instead add greater pressure to local infrastructure, e.g. healthcare facilities.
- Lack of parking spaces and the pressure this would have on other spaces, traffic congestion etc. around surrounding roads. This is of particular concern given how close it is to neighbouring schools, and the already poor - and at times dangerous - traffic situation on

the surrounding streets. I am really concerned about the impact on safety and pollution levels in the immediate vicinity, specifically in relation to the local schools.

Kind regards

[REDACTED]

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Planning application number 142652/FO/2025 - Chorlton Shopping Centre

From [REDACTED]

Date Tue 2025-10-14 10:57

To Robert Griffin [REDACTED]

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Dear Mr Griffin

Regarding the above planning application. My concern, and the concern of many others, is the parking situation. The proposal is for 262 residential dwellings. The average number of vehicles per household in Manchester hovers around the 1 mark , so with parking for visitors, the total necessary for this site approaches 300. The planning seems to be providing around 160, which leaves approximately 140 to be parked on local surrounding streets. A swift look round these local streets shows that they are full at this moment, so where these extra vehicles would go is a problem. Although I am sure the idea will be for residents to use local transport whenever possible, and the transport links are excellent, this does not preclude the ownership of a car for any other journeys and 300 spaces would seem to be about correct. There are 2 schools very close to this site.

Other concerns include the traffic management around the building of the site itself as all vehicles seem to have to approach from Wilbraham Rd, and the environmental impact of the construction in such a tightly spaced area. However, as parking in Chorlton is difficult at this time, and this plan removes a large paid for parking area completely, there does seem to be a huge shortage of potential space

Many thanks

Yours sincerely

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To:

The Planning Department

Manchester City Council

Town Hall Extension

Mount Street

Manchester

M60 2LA

**Subject: Formal Objection to Planning Application 142652/FO/2025
Chorlton Square**

Dear Planning Officer,

I am writing to object formally to the current planning application submitted by PJ Livesy for the redevelopment of Chorlton Precinct, as outlined in their recent proposal 142652/FO/2025.

While I support the regeneration of the precinct and the principles of sustainable, mixed-use development in my local community, I have serious concerns about whether the proposal **sensitively integrates into the urban fabric of Chorlton** as set out in the **Chorlton Local Infrastructure Framework (LIF) - February 2025**.

The reasons being:

Scale and Massing

The inclusion of buildings up to and including 10 storeys is out of character with Chorlton's predominantly low-rise architecture and it risks not only disrupting the visual continuity of the village centre but also sets a precedent for further high-rise development in Chorlton. Is there a building height restriction policy in place for local areas such as Chorlton?

Visual Amenity and Public Realm

While the proposal includes welcome green space enhancements (e.g. linear park, courtyard garden), the visual impact of the currently proposed high-rise blocks I believe will undermine these efforts. The current development design creates a sense of enclosure and reduces the open, leafy feel that defines Chorlton.

In addition, the architectural design of the proposed developments is also ugly and unaesthetically pleasing especially for a development of such high-density housing. I have no objections to innovative architectural design, this however is dark, unattractive and unappealing. This building designs would deeply affect my civic pride for the area in which I live and socialise.

Affordable Housing and Inclusivity

The affordable housing offer of 49 social-rented and 4 discounted sales units is entirely dependent on external grant funding. This introduces uncertainty and may limit the scheme's ability to deliver on the LIF's goals of inclusivity and social balance unless it is mandated that the affordable housing provision is not reduced due to lack of funding.

Commercial Use

The reduction in commercial space from over 3000 meters squared when the precinct was closed to the existing 975 meters squared may weaken business use of the space if the 11 units have 88 meters square each in which to operate. This would also have to include welfare facilities such as WCs and food preparation areas and is not sustainable for restaurants and cafe owners as the space is too small.

Recommendations

Reconsider the architectural design and height of the tallest blocks to better reflect Chorlton's scale and visual/ aesthetic amenity.

Guarantee a minimum level of affordable housing regardless of grant outcomes.

Explore opportunities to expand commercial space to support local enterprise.

Yours faithfully

A solid black rectangular box used to redact a signature.



Dear John,

Wednesday, 21 February 2024

Thank you for the call back, it was good to touch base!

Some of the things we discussed were parking and the demographic change in our customer base.

In 2003 when I purchased [REDACTED], Chorlton was firmly on the map as a foodie suburb, our customer base I would say was 90% local folk with a few I brought along from my previous fishmongers in Manchester. In 2006 it was clear that the premises not only needed a refurb but needed to be much bigger, thus [REDACTED] was born.

Since the onset we have been mentioned in many TV property programmes and regularly get commented on in Estate agents adverts using the Foodie independents as a USP.

Over recent years the Customer base has switched dramatically to the point that we now have customers travelling to us from as far as Birmingham, Wales, Cumbria, Nottingham not to mention the Cheshire Fraternity. I wish to reiterate that Chorlton is not the Foodie Suburb that we once knew, but a Foodie Destination.

So, to the point of our initial phone conversation; Admittedly the Chorlton Cross Car Park is never full and according to a recent survey is only 20% occupied at most. If you look at Google Maps, there are clearly 225 parking spaces, twelve of which are disabled bays. There are several factors to the lack of use that the people of Chorlton are aware of. I remember when Excel Parking took over the lease it has never been full since that day.

The Cycling paths have caused without doubt a significant upheaval to local businesses and have taken away all the parking on Barlow Moor Road and Surrounding streets, but I will wait until completion before I pass judgement. It would be extremely helpful to know the exact number of spaces that have been lost due to the cycleways.

Parking

It would be of huge detriment to the local independent shops if GMPF have not made provisions for at least the 45 spaces that are currently used on Chorlton Cross, factoring the loss of Parking on Barlow Moor Road and the parking lost due to the cycleways.

Not only customers but also where will the people that work in Chorlton and those visiting family park? Not everyone is able to cycle or use public transport to get to their destination.

Therefore, resulting in more independent shops leaving the area only to be replaced with chains and takeaways and such like. Such a shame, this is not a step back to 2003, that I would embrace, it is not progression but an unrepairable change in the wrong direction.

Regards

[REDACTED]

[REDACTED]

HOW DID YOU GET HERE - SURVEY 2025

Day	Date	Walk	Car	Bike	P.Transport	Total Responses	Walk %	Car %	Bike %	P.Transport %
Saturday	3/1/2025	50	65	6	4	125	0.4	0.52	0.048	0.032
Tuesday	3/4/2025	20	40	3	3	66	0.30303	0.606061	0.045455	0.045454545
Wednesday	3/5/2025	22	33	7	4	66	0.333333	0.5	0.106061	0.060606061
Thursday	3/6/2025	34	43	5	4	86	0.395349	0.5	0.05814	0.046511628
Friday	3/7/2025	44	62	8	5	119	0.369748	0.521008	0.067227	0.042016807
TOTALS		170	243	29	20	462	36.03%	52.94%	6.50%	4.53%
Saturday	3/8/2025	47	59	5	5	116	0.405172	0.508621	0.043103	0.043103448
Tuesday	3/11/2025	23	39	4	4	70	0.328571	0.557143	0.057143	0.057142857
Wednesday	3/12/2025	25	41	5	3	74	0.337838	0.554054	0.067568	0.040540541
Thursday	3/13/2025	30	41	6	2	79	0.379747	0.518987	0.075949	0.025316456
Friday	3/14/2025	39	59	7	3	108	0.361111	0.546296	0.064815	0.027777778
TOTALS		164	239	27	17	447	36.25%	53.70%	6.17%	3.88%
Saturday	3/15/2025	52	63	7	6	128	0.40625	0.492188	0.054688	0.046875
Tuesday	3/18/2025	18	38	6	4	66	0.272727	0.575758	0.090909	0.060606061
Wednesday	3/19/2025	18	38	4	3	63	0.285714	0.603175	0.063492	0.047619048
Thursday	3/20/2025	29	38	5	1	73	0.39726	0.520548	0.068493	0.01369863
Friday	3/21/2025	29	49	6	2	86	0.337209	0.569767	0.069767	0.023255814
TOTALS		146	226	28	16	416	33.98%	55.23%	6.95%	3.84%
Saturday	3/22/2025	50	58	6	2	116	0.431034	0.5	0.051724	0.017241379
Tuesday	3/25/2025	19	37	4	1	61	0.311475	0.606557	0.065574	0.016393443
Wednesday	3/26/2025	19	37	5	4	65	0.292308	0.569231	0.076923	0.061538462
Thursday	3/27/2025	32	45	7	3	87	0.367816	0.517241	0.08046	0.034482759
Friday	3/28/2025	40	58	6	5	109	0.366972	0.53211	0.055046	0.04587156
TOTALS		160	235	28	15	438	35.39%	54.50%	6.59%	3.51%



Outlook

Fw: 142652/FO/2025

From Planning [REDACTED]

Date Mon 2025-10-20 09:04

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 17 October 2025 09:13
To: Planning [REDACTED]
Subject: 142652/FO/2025

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Hello

Here are my comments:

The height of the buildings is excessive in comparison to the rest of the area.

Please reduce 2 tallest blocks along Barlow Moor Road by 2 storeys each, to improve the impact on the neighbourhood.

This alone would improve overall appearance, light blocking in afternoons and residents acceptance of the change this project imposes on us.

Thank you

[REDACTED]

Sent from my mobile

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Outlook

Fw: 142652/FO/2025

From Planning [REDACTED]

Date Mon 2025-10-20 09:04

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 17 October 2025 07:42
To: Planning [REDACTED]
Subject: 142652/FO/2025

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Dear Sir or Madam,

I am the business owner of [REDACTED]. I am writing to express my concerns regarding the proposed development of the nearby properties. I would like to object to the proposal

Since the planning application for these properties was submitted, it has become clear that parking for visitors to local businesses and the adjacent doctor's surgery will be significantly reduced. Although there is good access to public transport in the area, many of our customers need to drive — especially those bringing in large or bulky items that cannot easily be carried on buses. This also applies to other nearby businesses.

Additionally, elderly customers, people with disabilities, and those with injuries often rely on being able to park close by, as carrying heavy loads over long distances is not feasible for them.

Beyond parking, I am also concerned about the impact of the proposed buildings. The new structures would likely cast shadows over the surrounding area, reducing light for nearby businesses. The noise levels from construction, which is expected to last five to six years, would also make the area unpleasant and could disrupt daily operations.

Furthermore, the increase in traffic from construction vehicles and workers commuting by car will make access to the area even more difficult.

Lastly, it is unclear why the existing properties cannot be refurbished or repurposed, rather than demolished and rebuilt entirely. Reusing the current structures would be far more environmentally friendly and less disruptive to the local community.

Thank you for taking the time to consider these concerns. I hope the planning committee will take into account the impact this development will have on local businesses and residents.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

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Outlook

Fw: objection to Chorlton Cross planning application 142652/FO/2025

From Planning [REDACTED]

Date Mon 2025-10-20 09:04

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 19 October 2025 19:24

To: Planning [REDACTED]

Subject: objection to Chorlton Cross planning application 142652/FO/2025

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As a resident of Chorlton, I am writing to express my strong objection to the proposed development at Chorlton Cross under planning application 142652/FO/2025. My primary concern is the height of the proposed residential buildings, which are significantly out of character with the rest of the area and would adversely affect the local charm and aesthetic of Chorlton.

Furthermore, I am deeply worried about the negative impact this development would have on local biodiversity. The destruction of natural habitats, the loss of trees, and the consequent increase in traffic and pollution are significant issues that cannot be overlooked. These factors collectively pose a serious threat to the environmental well-being and quality of life in our community.

Thank you for considering my objections. I urge you to reconsider the plans for Chorlton Cross in light of these concerns.

Kind regards,

[Redacted Signature]

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Outlook

Fw: Chorlton Precinct Development

From Planning [REDACTED]

Date Mon 2025-10-20 09:05

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 19 October 2025 15:47

To: Planning [REDACTED]

Subject: Fwd: Chorlton Precinct Development

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Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 19 October 2025 at 15:42:20 BST
To: [REDACTED]@gov.uk
Subject: Chorlton Precinct Development

FAO Mr Griffin (planning officer)
Ref 142652/FO/2025

I am writing to express my concerns about the planned development of Chorlton Precinct Centre.

The planned development prioritises creation of five blocks of flats, ranging in height from 4 to 10 stories in height. This will overshadow surrounding buildings and is out of character with Chorlton's historic centre. It will drastically change the appearance and overshadow neighbouring buildings.

The inadequate provision of parking services for these flats and retail outlets will generate significant increased traffic and put more pressure on surrounding streets. I live on Brundretts Road which is already a challenge to park on outside of my home. On our street we have elderly, disabled people and young families who need to park close to their homes.

This increased traffic will also generate more pollution and negatively impact air quality.

I understand that mature trees will be sacrificed and no significant green or communal space is planned for the local residents to use.

The old precinct needed a refresh but we hoped it would have a sensitive update and new independent retailers might be part of this to enhance Chorlton as an attractive place to live and work. If this opportunity is missed the residents will be very disappointed especially if their lives worsen due to the marked increase in residents traffic and parking, without any benefits to the community.

Many thanks for your consideration of this.

[REDACTED]

Sent from my iPhone

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Fw: 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-10-20 10:36
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 18 October 2025 18:33
To: Planning [REDACTED]
Subject: 142652/FO/2025

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi there,

I'm writing to share my views on the proposal for the precinct area in Chorlton. The density and height is out of keeping with the area. But it is also the lack of imagination in the design. The view from Barlow Moor road makes it look like a prison with no softening features. It is highly repetitive with tall ultra dense blocks. The artist rendering makes the brick all look one colour and homogenous. The brick in Chorlton is more heterogeneous and characterful. A more suitable option would be like that of Appleby

Lodge in Fallowfield but with gabled roofs. Its white balconies break up the red brick and the U-shape with the gardens inside make it highly liveable and highly coveted. I used to live there and it was wonderful. The building that this new development is replacing should never have been put there in the first place and relying on the height of it as a precedent for the new development is a sure-fire way to destroy the suburban nature of the area. More medium-density blocks like Appleby Lodge offer a middle ground that will provide more housing capacity while incorporating much needed green space that strengthens the community. Creating an inspiring and lower impact designs like this will result in more new schemes being accepted by communities and thereby accelerate the building out of new homes.

All the best,


Reply ↓

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Outlook

Fw: The Ash tree, 16 Oswald Rd. M21 9LH 142652/FO/2025

From Planning [REDACTED]

Date Tue 2025-10-21 14:11

To Robert Griffin [REDACTED]

Hi Robert,

Please see below.

Kind Regards,

Morgan

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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From: [REDACTED]

Sent: 20 October 2025 15:42

To: Planning [REDACTED]

Subject: The Ash tree, 16 Oswald Rd. M21 9LH 142652/FO/2025

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Good afternoon.

I have read the additional arboriculture technical notes which respond to my concerns about the proposed development, 142652/FO/2025

There are several points that arise from this.

1. I believe the ash tree, inside and near the border of the Wilbraham Rd/Edge Lane Conservation Area has a tree preservation order. However, on Manchester City Council's map of TPO's on the website, it is a smaller, less mature sycamore in the garden of 14 Oswald Rd that has the TPO. This is what the Tyler Grange technical notes refer to. I believe this to be an error of the records. Why would a mature large ash tree not have a TPO when a smaller sycamore does? It doesn't make sense. From neighbours' recollections, a previous occupant of 16 Oswald Road, Mrs Thompson applied for the TPO when the health centre was being proposed and built. A pair of semi-detached houses on Nicolas Rd were demolished to make space for the health centre car park. The ash tree was on the border of the health centre development and Mrs Thompsons garden. The result was the tree had a TPO agreed, and the border of her garden was moved to accommodate the tree. The error in the records needs to be investigated and made good.
2. The application form that has been resubmitted recently still responds with 'no' to question 15. "Are there trees and hedges adjacent to the site that may be impacted by the development?" It was admitted in the Tyler Grange technical notes that this was a human error. It hasn't been corrected.
3. My point that the Conservation Area; trees, hedges, habitats, and heritage value have not been investigated sufficiently still stands. There was, and are, still reasons this is designated as heritage and habitat worth conserving. Are these to be ignored in favour of development?

I would very much appreciate some direct communication with the city arboriculturist and officers responsible for this Conservation Area. The development directly impacts me and my family and I need to be notified of decisions. I have as yet, had no communication from them.

Thank you for your kind consideration

Regards

[REDACTED]

Sent from [Outlook for Android](#)

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Outlook

Fw: Chorlton Project Development - 142652/FO/2025

From Planning [REDACTED]

Date Tue 2025-10-21 15:26

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 19 October 2025 15:44

To: Planning [REDACTED]

Subject: Chorlton Project Development - 142652/FO/2025

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Dear Mr Griffin

RE: Chorlton Project Development - 142652/FO/2025

I am writing to you because I have serious concerns about the proposed Chorlton Project Development. I have lived in Chorlton for over 20 years and have enjoyed the vibrant and independent community.

The proposed development of five residential blocks from between 4 and 10 floors in height, crammed in such a small area in the centre of Chorlton raises the following concerns:

The height of the units will cause significant daylight overshadowing, meaning some areas of the centre will be in perpetual shadow.

There will be an invasion of privacy that comes with the taller buildings and their lines of sight into people's homes and gardens.

Traffic congestion and parking are already significant issues in Chorlton - the building of so many residential flats will bring this issue to crisis point. The associated pollution will harm the health all the people of Chorlton, but in particular the young and older vulnerable people.

I understand that the plans will also include the destruction of a number of mature trees in the area - this will destroy local tree landmarks that have been standing for a hundred years and have a detrimental effect on the local ecology.

The proposed buildings are completely out of character with the rest of Chorlton and risk having a serious detrimental effect on a wonderful neighbourhood.

Kind regards

[Redacted signature]

[Redacted address block 1]

[Redacted address block 2]

[Redacted address block 3]

[Redacted address block 4]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Outlook

Fw: Ref 142652/f0/205

From Planning [REDACTED]

Date Thu 2025-10-30 08:31

To Robert Griffin [REDACTED]

Hi Rob,

Please see below for a public objection on Planning App 142652/FO/2025.

[REDACTED]

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 28 October 2025 20:58

To: Planning [REDACTED]

Subject: Ref 142652/f0/205

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Hi,

The scale of this development is horrendous.

You are going to ruin Chorlton. How on earth do you think that is a tenable solution.

All this is about is maximising profits

It's awful overbearing,

Shops space = bugger all, we here in Chorlton need some affordable shops, B&M Bargain, local greengrocers, Fosters the Butchers.

Not enough parking, not enough green spaces.

And please don't give the horrendous eye sore of the building tower the President

Flats are going to tie people into service charges

I am the carer for someone in a recent Gecko development.

Comments on service charge

1. Service charges increasing horrendously, I am so shocked.
2. Service from provider suspect at best
3. Lift not reliable

Result individual will not be able to afford, to live there in longer term we thought it was secure accommodation, for long term, so misled, sooo disappointed, not to mention worried.

We need homes for families, not flats for transient living.

114



Outlook

Fw: 142652/FO/2025

From Planning [REDACTED]

Date Fri 2025-10-31 09:32

To Robert Griffin [REDACTED]

Hi Rob,

Please see below objection in relation to **142652/FO/2025**.

Kind regards,

[REDACTED]

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 29 October 2025 19:49

To: Planning [REDACTED]

Subject: Fw: 142652/FO/2025

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i am resending this as have been advised that it should have my full address on

I wish to object to the planning proposal for Chorlton Square

This is because it ISNT a redevelopment of a shopping centre as promised- it is simply the destruction of a shopping centre that is being replaced by insufficient shops, far too many flats, and the buildings are too tall.

The buildings should be in keeping with the area ie 2 or 3 stories maximum - and no high rise. Graham house was a local monstrosity and we hoped that modern day town planners would never repeat the mistakes of the 1970's planners! And there needs to be at least as many shops as was previously available. The area needs additional parking spaces and a higher quality supermarket. Chorlton cannot cope with any more flats going up - with roads totally congested after several developments of flats have been allowed to be built already.

We were originally promised shops, and a community square.
This offering is so far off what was originally agreed and out of keeping with a small town.

Chorlton should be a destination for people to visit and do their shopping. But if this goes ahead not only will it not attract anyone to to town to patronise the shops - it will actually mean that chorlton residents will not use it either as a place for shopping- and locals will visit other towns like Sale or Urmston to do their shopping

I would have preferred to have kept the precinct as it was. The centre and heart of chorlton will be soulless and will be destroyed if this goes ahead.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

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Outlook

Fw: chorlton ref: 142652/FO/2025

From Planning [REDACTED]

Date Fri 2025-10-31 09:43

To Robert Griffin [REDACTED]

Hi Rob,

Please see below public comments for 142652/FO/2025.

Kind regards,

[REDACTED]

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

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From: [REDACTED]

Sent: 30 October 2025 16:10

To: Planning [REDACTED]

Subject: chorlton ref: 142652/FO/2025

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Hello,

I'm writing to you with concerns about the development on the site of chorlton's pld shopping centre. I agree that we need to see affordable housing going up, but surely this can be done in sympathy with the surroundings and the community.

1. The recent proposals are nothing like the original consultation and promises, and are far more intensely occupied and have little sense of amenities for the community, fewer shops, less space. It is your job as planners to see that the community integrity of Chorlton is upheld.
2. The height of the proposal is completely out of keeping with the rest of Chorlton for a main road. Indeed the old graeme house was tall but set well back from the road, and not overpowering and overseeing the main street, diminishing light and perspective.
3. This looks like an urban development, not a suburban one, the wrong place for this. If you want a taller building, put it over the graeme house site.
4. Nowhere else in South Manchester has new buildings of this scale on as small a road.
5. It appears to be the usual story of a developer promising one thing then building another and expecting to get away with it.

with hope for a good solution,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Fw: Ref: 142652/FO/2025

From Planning <Planning@manchester.gov.uk>

Date Fri 2025-10-31 13:59

To Robert Griffin <robert.griffin@manchester.gov.uk>

Objection

Sue

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 T

ironment before printing an e-mail.

From: June Schofield <juneschofield@live.co.uk>

Sent: 31 October 2025 13:56

To: Planning <Planning@manchester.gov.uk>

Subject: Ref: 142652/FO/2025

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I am writing in relation to the plan to build a development of 262 flats on the Chorlton precinct site..

Chirilton precinct has been the centre of our town for years where people have always shopped or met and sat in cafes its always been a hive of activity for as long as i can remember

Fw: Chorlton shopping redevelopment

From Planning [REDACTED]

Date Fri 2025-10-31 14:49

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]

Sent: 31 October 2025 14:44

To: Planning [REDACTED]

Subject: Chorlton shopping redevelopment

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I have been prompted by Liversley the developers to support their application.
For the absence of doubt, as a local resident I totally oppose their plans on the grounds of overdevelopment, lack of car parking , reduction in amenities and profiteering over community interest . If Trafford can get their local redevelopment right why should Manchester residents accept this institutional

To: Julie Roscoe, Director of Planning, Building Control and Licensing
Manchester City Council

Subject: Objection to Planning Application 142652/FO/2025– Redevelopment of Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ

Dear Sir or Madam,

I am writing to formally object to the proposed redevelopment of Chorlton Shopping Centre. While I support appropriate investment in the local area, I believe this particular proposal represents overdevelopment and would have a materially harmful impact on the surrounding community and urban environment.

1. Overdevelopment and Scale

The proposed residential towers are wholly out of scale and character with the surrounding area. Chorlton is a suburban district centre defined by its human-scale buildings and community-oriented shopping environment. The proposed height and density would dominate the local skyline, overshadow neighbouring properties, and visually overwhelm the existing streetscape. This level of intensity may be more appropriate in the city centre, not within a district centre designed to serve local residents.

2. Loss of Community Function

Historically, Chorlton Shopping Centre has been a focal point for the community – a practical, social, and economic hub for residents. The proposed scheme shifts the balance decisively towards residential use, relegating retail and community space to a token presence. This undermines the area's established role as a community shopping destination and risks displacing the small, independent businesses that contribute to its character and local employment base.

3. Insufficient Infrastructure and Parking Provision

The scheme proposes a significant increase in residential units without corresponding upgrades to local infrastructure. Public transport, road access, and parking provision in Chorlton are already under pressure, particularly at peak times. The limited parking allocation will inevitably lead to overspill into adjacent residential streets, creating congestion and parking stress. The transport assessment underestimates the cumulative impact on local traffic patterns.

4. Adverse Impact on Amenity

The height and density of the buildings will cause overlooking and loss of privacy to nearby homes. The resulting overshadowing and reduction in daylight will materially diminish the amenity of existing residents. The combination of high-density housing, reduced open space, and limited green infrastructure raises serious concerns about the liveability and quality of the proposed environment.

5. Poor Urban Design and Integration

The scheme fails to integrate sympathetically with the existing urban fabric. The proposed layout appears cramped, with limited pedestrian permeability and poor-quality public realm. Rather than enhancing the district centre, it risks creating a fragmented environment that feels disconnected from the rest of Chorlton.

6. Inadequate Community Consultation

There has been limited meaningful engagement with local residents and business owners. Given the scale of this development and its long-term implications for the area, further consultation and revision should be undertaken to ensure the design reflects genuine community needs.

Summary

In its current form, the proposal represents an inappropriate over-intensification of the site, contrary to the principles of sustainable development and good urban design set out in the Manchester Core Strategy and the National Planning Policy Framework (NPPF). I urge the Council to refuse this application or require substantial redesign to preserve Chorlton's unique community character and ensure development is genuinely balanced, sustainable, and locally beneficial.

Yours faithfully,

[Redacted Signature]

01st Nov 2025

[Redacted Stamp]

Chorlton Square planning

From [REDACTED]

Date Sat 2025-11-01 15:44

To Robert Griffin [REDACTED]

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Dear Robert,

I have recently received a letter regarding the Chorlton Square shopping centre planning. As a local I appreciate having the opportunity to share my opinion on this as unfortunately I do have some concerns.

1. My main concern, which I am sure many share, is the height of the proposed buildings. Six, eight and 10 storey buildings are not in keeping with the local area and I believe will look hugely out of sorts in an otherwise low-rise area.
2. 262 dwellings is a HUGE amount - what are the plans for parking? There will be significantly more than 262 cars...
3. I am also concerned regarding the impact on traffic to the area - particularly with the close proximity of the proposed buildings to the crossroads.
4. I hope green space and garden/flower beds are part of the plans, a children's play area would be nice, as there isn't currently any in the centre of Chorlton.
5. I would hope that more space is given to shops and businesses as this is what Chorlton needs, it really feels the heart of Chorlton has been lost since the precinct closed. I hope the plans are not passed with this excessive number of dwellings, less than one hundred would be much more appropriate.

Thank you for your time and I hope these concerns are considered going forward.

Many thanks

[REDACTED]

Sent from [Outlook for Android](#)

Fw: Save Chorlton Centre Ref: 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-11-03 08:18
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 31 October 2025 15:56
To: Planning [REDACTED]
Subject: Save Chorlton Centre Ref: 142652/FO/2025

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I am writing as a resident of Chorlton living in social housing for over 20 years.

Our shopping precinct was great, but now we have a morrisons, charity shops, off licences and many many horrible takeaways.

Vape shops, unsightly grocery stores with filthy facades
And of course hairdressers.

Local Butchers gone
Quality Save
Gone
B&M gone
Fresh veg shop gone
Bakers shop gone
Costa Coffee shop gone
Arts and vintage shop gone
Boots pharmacy gone
Furniture shop gone
3 banks, all gone.

It's taken the heart out of our community

But licences are freely granted for yet more unhealthy, unsightly takeaways, pizza shops and off licences, and trendy cafes that are often unaffordable for many of us, and we have more hairdressers than people need to have haircuts.!

How many takeaways does this town need...

Let's get the cultural heritage and community and heart back in Chorlton

Building tower blocks shows a total disregard for the aesthetics of the local community.

Are architects and planners even aware of the broken window theory anymore !?

People don't thrive around buildings that are thrown up in the cheapest way possible with no consideration of the impact, often a subconscious impact, on the well being and feel good factor of a local community.

There's no where to park as it is.

The roads are almost a third narrower than they used to be because of cycle lanes and bus lanes which is commendable, but the congestion will be horrendous.

We all agree that we are in desperate need of social housing.

But take a trip down Barlow Moor Road or Wilbraham Road yourself, see for yourself the congestion, stress, people turning off into KFC, Mc Donald's, Dixy Chicken, Star Pizza, Atlantic Chippy, trying to park even at the local co op which is impossible , buses crawling through, narrow lanes, school traffic I could go on and on and on.

And the rip off cowboy run car park off Nicholas Road... I dare you to find somewhere to park without having to resort to the expense and bullying tactics of the car parking firm who impose a £100 fine for lateness or non ticket buyers, no free disabled parking, and it's reduced to only £60 if it's paid within a certain time.!!

Try parking at Chorlton Family Practice GP services any day of the week.... It's soooo very stressful.

How much worse will these issues be if all these houses are built in the town centre?

Please consider the voices of our community.

Of course we want housing, but spread the development over a larger area of space, away from the town centre, and give us back our beloved Chorlton Precinct

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Fw: 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-11-03 08:18
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 31 October 2025 20:43
To: Planning [REDACTED]
Cc: [REDACTED] [REDACTED]
Subject: 142652/FO/2025

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Dear Council planning application,

We've just been made aware that there is a planning application at the area where Chorlton precinct was for the following:

"Erection of 6 residential buildings of 10, 8, 6 and 4 storeys in height to provide up to 262 residential dwellings with ground floor commercial uses, infrastructure works. basement and ground level car parking, vehicular and pedestrian accesses; together with public realm works and landscaping following the demolition of the existing buildings and structures on site."(edited)

This is far too large a plan for the size of the site and we are shocked that it is currently in planning and the neighbour consultation ends next week and very few people seem to be aware.

We have now been made aware and would like to strongly object.

As residents of Chorlton we do not feel that the current plans reflect the character of the area and the current buildings.

We do appreciate that there may be a need for housing and shops but ask that a new plan is considered with lower storey blocks and some shops that would be more in keeping with the area.

We look forward to hearing an update on this soon.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Fw: 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-11-03 08:18
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 01 November 2025 02:15
To: Planning [REDACTED]
Subject: 142652/FO/2025

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I would like to comment on the proposed Chorlton One development.

I broadly agree with the proposal and would encourage planning consent be given.

I do have some concerns:

1. There is insufficient parking provision. Shops need shoppers and many shoppers need a parking space. It's difficult to carry shopping home (unless you don't buy much). Some of the items from the maker's yard may be too bulky to carry. Elderly and disabled need parking. In addition each property needs at least one parking space. Underground parking could be an option. More on street 1 hour parking could be provided by widening Barlow Moor Road and Nicholas Road around the site.

2. What measures will be taken to address noise from the various leisure zones (playground, event space etc) affecting residents.
3. A food hall, such as the one in Altrincham, would be a valuable community asset to bring people together and allow small catering businesses an opportunity.
4. With mixed developments it is important to address the impact of businesses on residents such as out of hours deliveries and waste collection. The noise from these can disturb the residents significantly. Industrial waste collection can be extremely early in the morning and deliveries late at night.
5. There needs to be ample secure bike parking.
6. The Police should be consulted about the pedestrian street. This might provide an escape route for criminals where police can not pursue them.
7. How will the site interact with the Saturday Chorlton Makers Market?

Many thanks



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Fw: 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-11-03 08:19
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 01 November 2025 16:56
To: Planning [REDACTED]
Cc: [REDACTED]
Subject: Re: 142652/FO/2025

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Dear Sir / Madam,

I am writing to raise objections to the proposed plans for Chorlton town centre.

The high rise proposals are frankly ridiculous. I first moved to Chorlton 40 years ago and this looks like by far the biggest proposed development in that time - and it is bad!

I live close by - [REDACTED] - and this is going to have a major negative effect on the local residents.

- **Massive over development** - 262 new flats right in the heart of Chorlton (at the same time as you're already proposing to build over Rye Bank Fields and have already bulldozed the swimming baths for more flats). Will have a major negative impact on local residents.
- Total eye sore that will **destroy the historic character and charm of Chorlton**. Apparently no regard whatsoever for the architecture and landscape of the surrounding area.
- Significant negative impact on **local traffic**.
- Significant additional **pollution** that the existing residents will be harmed by. Knock on effect on local wildlife.

- This looks like what was done to Stretford in the 1960s with the high rise and precinct: totally ruined the prior character of the town and has never since been repaired (and why Chorlton has remained a far more popular place to live).

It's great that you are doing something with the space as there was a lot of room for improvement, but this soviet era monstrosity is not the way.

Cut it down to half the height, far fewer flats, sort out the awful architecture and make sure it is properly in keeping with the neighbourhood, and make sure there are plenty of green space, parking and amenities that enhance the existing ones. Then perhaps people could get behind it.

If you actually asked the residents of Chorlton, it's hard to believe that many people would support what you are proposing.

Kind regards,

[REDACTED]

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Fw: 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-11-03 08:19
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 02 November 2025 08:08
To: Planning [REDACTED]
Subject: 142652/FO/2025

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Hi I live in Chorlton;
[REDACTED]

I'm shocked to understand you're considering the 262 flat development in the centre. What measures have you taken to check this is the right move for the Chorlton community? Is this a purely commercial decision? Who will benefit most from this development, financially? Has anyone within the council received payment to push this development through?

Concerns:

I am extremely concerned about PARKING.
I am extremely concerned about OVERCROWDING.
I am concerned about the HEIGHT of these towering properties casting shadows on the surrounding areas.
I am concerned of the TYPE of people who will buy or rent these flats- who are they aimed at? Who has cash for a flat like this but no car to park, really?
I am concerned about losing important shops like BOOTS, GREENGROCERS AND BUTCHERS.
I am concerned about the LACK OF SOCIAL HOUSING that is desperately needed for regular and working class people.

Also:

I remind you that not everyone likes to shop at monopolising "supermarkets" - Many, especially people of places like Chorlton, prefer to shop & support LOCAL. And this centre is an opportunity to ensure that happens, true to the values of the people of Chorlton- which I strongly feel you are ignoring with this development.

I request to see all paperwork possibly available that shows you have spoken and listened to the people of Chorlton about this decision. And direct (please be DIRECT) answers to each question posed in this email.

I look forward to your response.

Many thanks,

[REDACTED]

[REDACTED]

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Fw: Ref 142652/FO/2025 objection

From Planning [REDACTED]
Date Mon 2025-11-03 08:19
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 02 November 2025 10:31
To: Planning [REDACTED]
Subject: Ref 142652/FO/2025 objection

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To whom it may concern,

In my view the proposed development on Barlow Moor Road in the heart of Chorlton will do irreparable harm to the vibrant community. It is too large, not in keeping with anything in the local area, reduces commercial space, and does not have sufficient local infrastructure. I have seen other areas where the parking spills out onto surrounding roads (I volunteer at The Place, Falowfield, which has an issue with flat owners next door parking in spaces meant for library users, for example.) For these reasons I oppose current plans, which should be scaled back and adapted to make it more in keeping with the surrounding architecture, properly supported by infrastructure, and with suitable commercial spaces included.

My name is [REDACTED] I live at [REDACTED].

Kind regards,
[REDACTED]

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Fw: Planning application: 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-11-03 08:20
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 02 November 2025 18:41
To: Planning [REDACTED]
Cc: [REDACTED]
Subject: Planning application: 142652/FO/2025

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[REDACTED]
[REDACTED]
[REDACTED]

I refer to the above planning application and to the "Plan of Development" leaflet produced by Save Chorlton Centre.

I agree with all the key points listed in this leaflet.

I wish to comment further on the "Tall tower blocks" item from the leaflet.

New buildings - mostly residential but also commercial - are being constructed along the Manchester Ship Canal. In particular, the tall residential blocks on the north side, between Ordsall Lane and the Canal, north east of Ordsall Hall.

These benefit from excellent views south over the Ship Canal. New open communal spaces are provided. There are good communication links east towards Manchester and west towards Salford Quays, including a walking and cycling route along the Canal.

These new residential buildings will apparently completely replace the previous commercial and light industrial premises. In this situation I think this redevelopment is entirely appropriate for Manchester.

In my view, the redevelopment for New Islington - the Ashton and Rochdale canal basins - also seems appropriate.

In contrast, the proposed tall residential blocks for the much smaller available area in central Chorlton - the subject of the above planning application - seem utterly inappropriate.

This is very helpfully illustrated by the juxtaposition of the proposed new building elevation against a scaled photo from a local street.

In some situations new buildings combine harmoniously with traditional Victorian architecture. In my view this planning proposal does not.

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Fw: ref 142652/FO/2025 Chorlton precinct

From Planning [REDACTED]
Date Mon 2025-11-03 14:14
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 03 November 2025 13:32
To: Planning [REDACTED]
Subject: ref 142652/FO/2025 Chorlton precinct

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Dear Sir/Madam,

ref 142652/FO/2025 Chorlton precinct

I am concerned that the proposed development of Chorlton precinct is completely out of keeping with the environment.
The scale and height of the proposed blocks is overpowering. 10 and 8 storeys are huge and inappropriate to the area.
I would welcome a more environmentally sensitive development of reduced height, housing - including social rent housing and a good mix of shops as we had previously.
Along with green space/landscaping where possible.

Thank you,
Kind regards
[REDACTED]
[REDACTED]

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Fw: Ref 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-11-03 14:14
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 03 November 2025 12:54
To: Planning [REDACTED]
Cc: [REDACTED]
Subject: Ref 142652/FO/2025

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Good morning
In relation to the redevelopment of the centre of Chorlton

1. The whole process has taken a very long time – with the centre of Chorlton a poorer place for the delays. It feels attritional, no information, two years of precinct closure.
2. The original consultation feedback has not been listened to. It wasn't a consultation in any true sense – as the consultation didn't conclude to change the in-keeping town houses facing Manchester Road/Barlow Moor Road for ten story flats. This is exhausting – why should residents need to respond to a consultation, it be ignored and then planning permission.
3. There's no indication of the number of residents nor how their needs will be met.
4. There's pictures in the [PJL_OneChorlton_Nov2024_v10.pdf](#) that don't tally at all with the planning
5. It's not clear from the leaflet (the revised, post-consultaion one) which bits are open to the public and which bits aren't and how these two parts would be demarked.
6. 262 homes, not sure about parking for cars or bikes. 12 visitor car park spaces seems low – and accessed from who knows where it's not on the plan
7. Given this has been years in the planning it's just poor.
8. Graeme House is probably about ten stories, and is in the middle of that site. This plan proposes a huge ten story block along two corners of the side, immediately adjacent to another 8 story block – it's too much and not inkeeping.

This sounds like a whinge, but the tactics of the developer seems to be go-slow, don't listen, exhaust people and then do whatever they fancied in the first place.

Thanks

[REDACTED]

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Fw: Objection to the proposed development Ref:142652/FO/2025

From Planning [REDACTED]
Date Tue 2025-11-04 08:55
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 03 November 2025 20:35
To: Planning [REDACTED]
Subject: Objection to the proposed development Ref:142652/FO/2025

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I live at [REDACTED]

I strongly object to the height of the planned development in Chorlton.

It is completely out of character and doesn't fit with the existing buildings. The height will block skyline and light from many directions and is not in-keeping with the current architecture in any way, shape or form.

I agree we need more housing and shops, but not in this format.

[REDACTED]

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Fw: 142652/FO/2025

From Planning [REDACTED]
Date Tue 2025-11-04 08:55
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 03 November 2025 17:03
To: Planning [REDACTED]
Subject: 142652/FO/2025

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Ref: 142652/FO/2025
[REDACTED]
[REDACTED]

Hi there, I'm a resident of Chorlton, and for the past two years I have observed what I think is an ongoing fight between the Chorlton community and whoever is behind the ChorltonOne development. I am not sure what the latest is, but we have been advised to write in with any concerns.

I am very much new to the area, but I've spoken to a lot of my neighbours, some of them have existed in Chorlton for quite some time, and it's very disappointing hearing how hurt they feel, with plans that so clearly do not benefit them in any way but more concerning, the lack of communication between the people behind the regeneration and the community they supposedly are trying to nurture - I have not received any information about the precinct updates, the new blocks, etc since moving in 2023. I have also contacted ChorltonOne via their form, their website and social media asking for an update, with no response. Is this even active any longer?

As you can imagine, I am very much in agreement with current complaints, mostly around the height of the new blocks - which aesthetically and functionally shouldn't be higher than current highest builds, especially considering that every regeneration plan around Greater Manchester is

quickly abandoned after a number of years and ages very quickly - and the this current masterplan is no different, they are using the same language, promises and fictional CGI.

I am already appalled by the lack of management in creating an harmonious high street - with more and more independent shops and restaurants closing down and being substituted with cheap dessert shops, money laundering style takeaways and neon-bright vape shops that are not curated at all and are always empty. So I truly don't see how the proposed plans can meet any expectations and complement the above.

The concern around the new residential blocks is extremely high. On a daily basis we are witnessing more and more homes being sold to landlords to be transformed into flats, overcrowding the area - so please don't bring any more residents, you are getting in the way of current residents to be able to grow, build a home, etc. It is no secret that all local dental and medical practices are at capacity. Parking is tragic as it is, and the area is already extremely subject to high traffic congestion and reckless drivers. Wlth the current plans, none of these, very obvious, regeneration-typical questions are tackled at all.

I am not sure if any of the above will be taken into consideration, but I would be very appreciative if you could give us an update on the current status of the plans and future related events.

Kindest regards,

[REDACTED]

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Applic Number 142652/FO/2025

From [REDACTED]

Date Tue 2025-11-04 12:52

To Robert Griffin [REDACTED]

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Hi Robert

I have received the letter with regard to the above proposals for Chorlton Square Shopping Centre and I am really worried these proposals will become reality. I oppose them wholeheartedly. As the person to make the overall decision on this, I implore you to not take the easy option of allowing this as it will completely change the course of history for Chorlton and its residents. I was born in Chorlton and have been there or within spitting distance all my life. I know it so well and this proposal will turn it into an ugly built up place that bears no resemblance to what Chorlton has been, is and should be and will completely destroy the original vibe and turn it into a high rise, imposing monstrosity that is unfair to stick on Chorlton. If you look at the area it has never been subject to high rise buildings with the exception of the Graeme House building which was on its own at the back. These multiple high rise buildings will completely change the area and no matter what promises are made about how good they will look or how much of the greenery and trees will not be ruined, this just isn't true. You cannot replace 200 year old trees with twigs and expect us in our lifetime to appreciate that. The fact they are 10, 8, 6 and 4 stores, all together in the same area is going to be overwhelming and oppressive. It will destroy Chorlton for the people living there and the people who love it and travel in. The maximum size building should be 4 stories not the smallest. More shops are what is required and from what I can tell there are not many of those in these proposals either.

It's a very important decision for you as once these buildings are up there is no going back and I appreciate the reasons and excuses about finance that have already been aired by the company concerned who want this but at the end of the day they are being greedy and it still would be worth it - it's just their profit isn't what they want and **money shouldn't be the overriding factor here but the long into the future repercussions of this decision and what it will do for and to the people of the area. PLEASE DO NOT allow this.**

I am hoping common sense and a good conscience will prevail and wish you well in your decision to hopefully consider drastically reducing these buildings in height at the very least.

Kind regards.

[REDACTED]

Planning application 14652/FO/2025 Chorlton Precinct

From [REDACTED]

Date Tue 2025-11-04 15:23

To Robert Griffin [REDACTED]

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4 November 2025

Dear Sir,

I wish to add my comments on the revised planning application No. 14652/FO/2025 Chorlton Precinct.

The proposed residential buildings are still too high. Elevations of more than four storeys do not fit in with the Chorlton townscape. Highrises, moreover, cause wind tunnel effects which will adversely affect pedestrians walking near the buildings.

The retail offer will be much reduced in comparison with the number of retail units in the old shopping precinct. The units proposed are small and will not permit a much larger unit for retail such as as Quality Save which brought many shoppers from neighbouring districts into Chorlton. Independent boutique retail does not fare well in Chorlton and the danger is that small units facing Barlow Moor Road will become bars and cafes, of which we already have too many.

The suggested car parking spaces, both underground and off road surface parking, do not appear to provide enough spaces for the number of residential units proposed. Chorlton residents already face loss of parking space from within the old precinct car park and the concern is that surrounding roads will be used by new residents, traders, shoppers and visitors.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

FW: Proposed development planning Ref: 142652/FO/2025

From: [REDACTED]
Date: Wed 2025-11-05 08:33
To: Robert Griffin [REDACTED]

Hi Rob,

Looks like the neighbour comment below is for your scheme of 142652/FO/2025.

Best wishes,

[REDACTED]
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

Email: [REDACTED]
<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2F&data=05%7C02%7CRobert.griffin%40manchester.gov.uk%7Cc5750456410842a8a57a08de1c45f55f%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638979283959077221%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWVpbGlzIlUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=z8DfFrl7JWmimHtwfEmKvx5cs%2BJujDiLjkQ0IYML8OU%3D&reserved=0>

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

-----Original Message-----

From: [REDACTED]
Sent: 04 November 2025 09:45
To: [REDACTED]
Subject: Proposed development planning Ref: 142652/FO/2025

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Planning ref: 142652/FO/2025

This proposed high rise development is:

1. Out of character and unsympathetic to the surrounding area 2. A gross high density over-development in the number of proposed residences . Little thought or recognition is evidenced in relation to necessary support structures e.g. doctors' surgeries in

Chorlton are already severely overstretched and finding it difficult to meet the needs of the present population.

3. Chorlton is already a highly congested area and the development shows a severely underestimated provision for parking, both for the number of residences in the development and the local population.

4. Loss of retail space and parking provision is already driving those who are able out of Chorlton to meet their shopping needs, to the detriment of traders and to loss of a sense of community.

5. The proposed development shows a lack of synergy in Council strategy. The development does not sit comfortably with Age Friendly Manchester or supposed consultations with Manchester

residents. One may walk/cycle as long as one is able but the time arrives when an elderly person's mobility may be car dependent. Parking in Chorlton is already problematic. Any enhancement of the local area with tree planting would be more than undermined by the impact of this inappropriate development at its heart.

6.. The development does not sit comfortably within this government's Pride of Place Strategy. I have attended the community meetings held by the developers and witnessed the frustration and anger felt by local residents as their opinions are ignored.

The developers place the blame squarely with the ground-rules laid down by the Council.

The Pride of Place Strategy supposedly claims to be putting people 'in control of their lives in their local area.' A laudable aspiration. We shall see.

[REDACTED]
[REDACTED]
[REDACTED]

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Fw: 142652/FO/2025

From Planning [REDACTED]
Date Wed 2025-11-05 10:09
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 04 November 2025 18:05
To: Planning [REDACTED]
Subject: 142652/FO/2025

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Please note my opposition to the above planning application
Chorlton does not need high rise blocks that blight the city elsewhere. This will be an eyesore.
Trees & shops will be lost, newly planted saplings are not adequate replacement
Low rise houses & shops are what's needed

142652/FO/2025

[REDACTED]
[REDACTED]

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Fw: Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ Plans 142652/FO/2025

From Planning [REDACTED]
Date Wed 2025-11-05 12:19
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 05 November 2025 10:29
To: Planning [REDACTED]
Subject: Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ Plans 142652/FO/2025

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To whom it may concern

Regarding

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.

I am also writing on behalf of my partner and two sons regarding the plans for the centre of Chorlton. [REDACTED] which will directly face the planned new development. [REDACTED]

We would like to object to the proposed development on the following grounds:

Suburb not City Centre

I know there is a housing shortage. I know the target of Manchester City Council is to build 36000 new homes with 28 affordable / social housing.

Chorlton is a suburb of low rise family homes. This development is not at all in keeping with the nature, skyline, density of the existing housing. The towers will loom over the centre of Chorlton and its neighbouring streets, overlooking people's homes, creating the feel of a high rise city centre. The towers are too close to the road. Graeme House was set back and does not loom over other properties. The development does not enhance its surroundings nor respect local scale as planning guidelines require. The height and density are out of character with the rest of the suburb.

Parking

We already have many people parking on our road for the shops, take aways and restaurants in the vicinity, and in recent times, since the cycle lanes were constructed, and a great deal of on road parking has been lost, we have certainly noticed an increase. Double yellow lines have also recently been painted on the corners of Groby and other roads off our road, which will reduce the number of parking spaces, exacerbating the difficulties we have with parking on our own road even further.

Were the 262 apartments to be built, there could be a further 742 residents, were each bedroom to have a double bed. There are to be 164 spaces for residents, which is not even enough for one per apartment, and no visitor parking, and very little parking for shoppers or workers. This is absolutely inadequate for the development and the future residents of this new development. They will simply park down side roads like Brundretts Road. This will affect our quality of life, with heightened stress levels and pollution. We have lived here for over twenty years and do not want to be forced to move from the family home that we love.

It cannot be guaranteed that the future residents will use public transport or cycle. I note the 247 bike parking spaces. The public transport network in the north of England is not of a high enough quality and reliable enough to support travel to work in other cities or boroughs in our city region. Cars are therefore an unfortunate necessity. The planned parking provision is completely inadequate for existing and future residents.

Retail businesses and parking

Regarding parking for visitors and shoppers, at the moment we have a large car park, and it is well used by shoppers, library users, patients visiting Chorlton Family Practice. Chorlton is renowned for its independent shops like Out of the Blue fishmongers, Barbakan bakery, Chorlton Bookshop, and Frosts butchers until the precinct closed. Having spoken over the years to the shop keepers, and our sons having worked at Frosts, I know that people travel from other suburbs and further afield to come to Chorlton for its independent real shops. People do not want to buy everything online, and nor should they have to. We need real shops, they create a true community, where we meet other members of our community. It is a vital part of being human.

We need adequate parking to help our real, long serving shops survive. We need our high street to prosper. We need real shops to be able to afford to stay open in the centre of our community, with favourable rents, tax breaks for family owned small businesses etc. This development is likely to harm these local businesses, with nowhere to park, shoppers might head to Altrincham, Urmston, Didsbury where parking is more plentiful. I do not look forward to cars circling the streets of Chorlton, looking for a parking space, polluting the air we breathe, as they queue in the increased traffic created by 742 new residents, buying online and having their purchases delivered by a convoy of delivery drivers because the retail businesses have been so adversely affected by the new development.

Retail

The precinct had over 3000 square metres of retail space, shop front and storage in the rear, Quality Save had 644 sq m, Frosts 85 sq m. With the closure of the precinct we have lost these two anchor retail businesses, plus Timpsons, Adams grocers, a newsagents, bakery, haberdashers, art market, cafe, card shop and other retailers. The planned 'Maker's Market' in no way compensates for the loss of these real, mostly independent 'real' shops. The units are too small.

These shops were in a pedestrian area, away from traffic, creating a 'town square' where the community could meet, stop, dwell. We would like an area of pedestrian retail to replace this. Why not on Manchester Road in the middle of the development, with a 'village green', 'town square', green space with trees and benches for the community to meet and dwell.

The shop fronts on Barlow Moor Road face east and the stretch from the four banks cross road to Nicolas Road is very dark for most of the day, not ideal for a 'linear park', stopping and dwelling, and along a busy road.

Public Space

The proposed development is missing the once in a century opportunity to create a new 'town square' or 'village green', the centre of a community.

Why could Manchester Road not have some larger retail units, create a new area away from traffic, with an area for community events, a gathering space, a community hub. The development seems to be privatising our public realm, gating it off, the gardens are not for public use, this does not enhance or benefit the existing residents at all.

The 'linear park' along Barlow Moor Road is a very poor quality space for people to gather. It is in shadow much of the day and along a noisy busy road, full of car fumes. I would not want to spend any time there. The token "linear park" and yard are inadequate for a town centre of this importance, missing a chance to deliver the "safe, social, inclusive" public spaces advocated in government policy.

This does not follow any principals of good urban planning or place making. The proposed tall towers will create long shadows, reduce the natural light enjoyed by the nearby residents. Natural light and green space enhances wellbeing, reduce anxiety, stress and depression. Will the exciting GP services be able to cope with all the new residents and the poor mental and physical well being of the exciting residents created by this development? When I walk to the end of my road, I will see large towers, less sky, a densely populated semi private enclave. This will be detrimental to my health, well being and quality of life, and that of my fellow residents.

Social Housing

Chorlton is a mixed, diverse community. We care for our suburb and each other. Can you guarantee that the apartments will be bought by owner occupiers. Will they care for where they live? Will they be an uncaring transient population, with absentee landlords from the private rented sector?

How can you guarantee they will be market price?

Are you doing enough to lobby for Homes England to support the social housing element of the development.

Why is the percentage lower than the 30% target in the MCC Housing Strategy document?

We want local people to be able to afford to live in Chorlton, otherwise what is the purpose of the development.

In summary:

- **Height and Density Out of Character:** The proposed 6–10 storey blocks are too tall and dense for Chorlton's suburban context, looming over nearby homes and potentially blocking daylight. The design does not *“enhance the surroundings”* or respect local scale as planning guidelines require. The plans do not at all tally with the 2017 low / medium density proposals here manchester.gov.uk/gov.uk.
- **Insufficient Community Space and Greenery:** The scheme fails to create a proper community heart – it lacks a central public square or substantial green park where locals can relax, socialize and hold events. The token “linear park” and yard are inadequate for a town centre of this importance, missing a chance to deliver the **“safe, social, inclusive”** public spaces advocated in policy gov.uk.
- **Poor Retail/Civic Provision:** By drastically reducing retail floorspace and not incorporating any new community facilities (such as a library or clinic), the development risks hollowing out the town centre. It does not *“provide opportunities for continued growth of the independent sector and improved facilities”* as envisioned in the Council's strategy manchester.gov.uk. Residents fear a dormitory feel with no **“thriving retail, stop-and-dwell”** experience.
- **Parking and Traffic Problems:** Eliminating the public car park and providing ~0.7 spaces per dwelling is unrealistic. This will likely overload surrounding streets with parked cars and deter visitors/shoppers, harming local businesses. More cars circling for parking also means more congestion, noise and pollution – which studies link to health risks for those nearby pmc.ncbi.nlm.nih.gov/pmc.ncbi.nlm.nih.gov. As a neighbour, I'd be worried about my street being jammed and less safe.
- **Construction Impacts:** The prospect of up to five years of construction next door – with demolition, piling, and construction noise/dust – is very troubling. It threatens my everyday peace, property condition, and possibly health (from dust or stress). Strict controls and phasing would be needed to mitigate this, but the sheer scale means disruption is inevitable chorltontraders.co.uk.
- **Impact on Wellbeing:** Overall, the combination of tall buildings blocking light, loss of green space, increased traffic, and years of disruption could negatively affect residents' **wellbeing**. Natural light and nearby green space are proven to reduce stress and depression evidence.nihr.ac.uk/evidence.nihr.ac.uk, whereas noise, pollution and lack of amenities do the opposite. This plan in its current form may diminish the quality of life for existing residents rather than improve it.

I hope you will take all of these points into consideration and do what is best for the community of the suburb, and not best for maximising the profits of the developer and the GM pension fund.

Thank you

[REDACTED]

[REDACTED]

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Fw: Objection to Planning application 142652

From Planning [REDACTED]

Date Wed 2025-11-05 12:44

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED] [REDACTED]

Sent: 05 November 2025 12:07

To: Planning [REDACTED]

Cc: [REDACTED] [REDACTED]

Subject: Re: Objection to Planning application 142652

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Re: 142652/FO/2025

Further to presentation of additional documents to the planning application 142652/FO/2025 we wish to re-confirm our objection to the proposals.

In particular, the visual Impact study proves the case that the development is too big, - too high and dominating every sightline, out of keeping with the surrounding area.

[REDACTED]
[REDACTED] ad South M21 0TH
Carolyn Kagan
Secretary, Chorlton Civic Society (formerly Chorlton Voice)
Chair, Chorlton Arts Festival
Join the arts festival <http://chorltonartsfestival.org>.
@chorltonvoice
@chorlton.arts

On Sun, Jul 20, 2025 at 3:21 PM [REDACTED] wrote:

Please find attached our fully argued objection to planning application 142652.

Our objections are, in summary:

- a. **weak approach to the necessary multifunctionality of the district Centre;**
- b. **lack of commitment to ensuring an adequate supply of social housing**

- c. the size of the development and proposed design of some of the buildings which are out of character for the area;
- d. lack of public space and accessible green space.
- e. over supply of resident parking provision.

We do support the creation of the new road through Manchester Road, the provision of the makers' yard, and placing of car parking underground but consider this should be very much reduced for residents. We explain our views below – the recommendations are numbered.

We do not consider the development to be commensurate with the Chorlton Vision, the Our Manchester Strategy, Manchester's Core Strategy or the National Planning Framework, nor for that matter with the needs of the community in the Chorlton area

[REDACTED]
[REDACTED]

[REDACTED]

Secretary, Chorlton Civic Society (formerly Chorlton Voice)

Chair, Chorlton Arts Festival

Join the arts festival <http://chorltonartsfestival.org>

@chorltonvoice

@chorlton.arts

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Comments on Chorlton Square 142652/FO/2025

From [REDACTED]

Date Wed 2025-11-05 14:06

To Robert Griffin [REDACTED]

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Dear Mr Griffin,

I received a letter signed Julie Roscoe, but including only your contact details to reply to. Therefore please could you forward if necessary to Julie Roscoe. The letter states only written responses, but does not clarify if emails are acceptable. If you could confirm that this response will be considered that would be much appreciated.

Referring to the application 142652/FO/2025 I would like to make some comments.

My biggest concern is the change in the character at the heart of Chorlton, both in terms of the view from a range of viewpoints, as the proposed flats are so high, and the lack of retail allocated to the area. Although Graham House is tall it is set back and sits within a retail area.

The chosen red brick material for the development to fit with the existing victorian buildings will be very dark and dense incorporated into many high rise blocks of flats (as can be seen in other developments within the city centre).

Chorlton has benefitted from a new cycle lane and the tram and high property prices and I feel as such developers have considered it as a good place to have high rise development. However, Stretford, Sale, Didsbury and other similar town centres are not being over developed and have their community town centres planned with the needs of the local population in mind.

Having watched Manchester grow over the last few years there are many areas which are suitable for high rise development for a young demographic. These people may want the choice to move to a more suburban area, with town houses and 3 bed accommodation, which this development does not provide.

Before the political drive to supply more social housing this development was lower density, more appealing and a better fit for the area. Whilst I agree we need more social housing it shouldn't be at a cost to the community and its long term success as a place to grow and live.

The development seems totally out of place, seems to be taking place due to political factors and commercial interest, and does not support the historical development of the area or the existing and future needs of the population.

Kind regards,

[REDACTED]

Fw: 142652/FO/2025

From Planning [REDACTED]
Date Thu 2025-11-06 13:09
To Robert Griffin [REDACTED]

Good Afternoon,

Please see below.

Kind Regards,

[REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 04 November 2025 11:41
To: Planning [REDACTED]
Subject: 142652/FO/2025

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To whom it may concern,

I am writing to you about the proposed development at Chorlton precinct.

Whilst I welcome the addition of new housing, I object to the current plans on the following grounds.

The height is not in keeping with the rest of Chorlton, which is a suburb not part of the city centre.

The development does not provide enough or suitable retail outlets for Chorlton. We need a BnM Bargains, a Boots, a butchers, a craft shop, a grocers. In fact, replacement units for what has been lost! The heart of Chorlton has disappeared with little thought of how to replace it for THE DIVERSE COMMUNITY that is Chorlton.

There is insufficient parking for residents or visitors in the plans.

I trust that you will give due consideration to the many valid objections raised by Chorlton residents.

Yours sincerely,

[REDACTED]

Sent from [Outlook for Android](#)

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Fw: 142652/FO/2025

From Planning [REDACTED]
Date Thu 2025-11-06 13:22
To Robert Griffin [REDACTED]

Objection/Comment

[REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 05 November 2025 19:44
To: Planning [REDACTED]
Subject: Fwd: 142652/FO/2025

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Hello

I have received another letter for a planning application with the same number. I can't see that my concerns below have been addressed. I am thoroughly opposed to planning application.

I'm not aware of any consultation with local residents and I have more concerns than I've listed below.

I question how residents concerns are being addressed.

All the best

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Sun, Jul 20, 2025 at 11:24 AM
Subject: 142652/FO/2025
To: [REDACTED]

Hello

I'm writing to express my strong concerns about the proposals for the former precinct in Chorlton. As a resident for 13 years I have seen the changes taking my place in my neighborhood and the negative repercussions.

I am alarmed by the plans for multiple apartment blocks. Chorlton will no longer look like a residential suburb. It will resemble a mini city centre. Parking is a nightmare. I am horrified to think of how much worse it will be under these plans.

The constant road works, which have been badly managed, have been an almost constant frustration for residents. But for businesses it's been worse. A development of this size will cause a huge amount of disruption.

Chorlton has more bars and restaurants than ever, but less shops selling useful practical items that people actually need. There are no green spaces in the centre of Chorlton. These changes appear to be catering to couples and people in their 20s. Families feel like it's not as family friendly as it used to be and these changes will exacerbate those feelings.

Please listen to residents concerns. What is proposed will make Chorlton a less attractive place to live and visit, and that can't be the intention surely.

Regards [REDACTED]

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Fw: Please reconsider this proposal

From Planning [REDACTED]
Date Thu 2025-11-06 19:40
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: [0161 234 4516](tel:01612344516)

Please consider the environment before printing

From: [REDACTED]
Sent: Thursday, November 6, 2025 6:28:04 pm
To: Planning [REDACTED]
Subject: Please reconsider this proposal

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Dear Chorlton counsel,

I am sending this email to express my concerns regarding your plan to create an apartment complex to replace a culturally significant and economical street.

I understand that the need for housing is increasing, but this particular project risks dismantling a space that is not only culturally significant but also economically beneficial to our community.

The street is more than a commercial space as they attract tourism, businesses, and employment. Replacing it with apartments could cause lead to more harm than good.

Previously, Chorlton centre had to close regarding another apartment building, many family-run establishments had to shut down causing them to relocate and even shut down permanently.

Short-term housing gains cannot outweigh long- term loss of tourism, culture heritage, and business growth.

I urge you to reconsider this proposal. Development should enhance our community, not diminish its character and prosperity.

Thank you for your attention to this matter.

[REDACTED]

Sent from [Outlook for Android](#)

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Fw: 142652/FO/2025 Planning Objection - Chorlton Precinct

From Planning [REDACTED]

Date Fri 2025-11-07 09:24

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 06 November 2025 20:51

To: Planning [REDACTED]

Subject: 142652/FO/2025 Planning Objection - Chorlton Precinct

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Dear Members of the Planning Committee,
I am writing to you as a resident of Whalley Range, a neighbouring community to Chorlton, to formally object to planning application 142652/FO/2025 concerning the proposed redevelopment of Chorlton Precinct and the adjacent carpark site. Though I do not reside directly within Chorlton, I am a frequent visitor, shopper, and participant in its community life. The proposed development will have a direct impact on the wider South Manchester area, including Whalley Range, and I feel compelled to express my deep concerns.

Chorlton is not just a local shopping destination—it is a cultural and social hub for surrounding communities. Its character, accessibility, and civic spaces are integral to the wellbeing of residents across the region. The current proposal threatens to undermine these qualities in ways that are both irreversible and detrimental.

1. Excessive Building Heights and Architectural Incompatibility

The proposed development includes residential blocks ranging from 4 to 10 storeys. This scale is wholly inappropriate for Chorlton's existing urban fabric. The tallest block, proposed for the corner of Barlow Moor Road, Nicolas Road, and Manchester Road, will dominate the skyline and disrupt the visual harmony of the area. Chorlton's charm lies in its low-rise buildings, human-scale streets, and architectural diversity. The proposed towers are incongruent with this identity and risk transforming the precinct into a sterile, city-centre-like zone.

As someone who lives in Whalley Range and regularly walks and shops in Chorlton, I am concerned about the visual and psychological impact of such towering structures. They will cast shadows, create wind tunnels, and diminish the sense of openness that currently defines the precinct.

2. Overdevelopment and Loss of Suburban Character

The plan proposes 262 residential units, including 213 market-rate apartments and 49 affordable units. While the inclusion of affordable housing is commendable, the overall density is excessive. Chorlton is a suburb—not a high-density urban core. This level of intensification will strain local infrastructure, increase traffic, and erode the qualities that make Chorlton a desirable place to live and visit.

The proposal does not reflect the community's desire to preserve Chorlton's suburban character. Instead, it imposes a model of development that prioritizes quantity over quality, and profit over people. As a resident of Whalley Range, I am concerned about the ripple effects this overdevelopment will have on surrounding areas, including increased pressure on schools, roads, and public services.

3. Loss of Public Realm and Civic Function

The existing precinct includes pedestrianised zones that serve as informal gathering spaces, safe routes for families, and accessible areas for people with disabilities. These spaces are vital to the social fabric of Chorlton and its neighbouring communities. The proposed redevelopment removes much of this public realm and fails to replace it with a meaningful civic centre.

The plan lacks a central, pedestrian-friendly space where residents can meet, shop, and engage. Instead, retail units are concentrated along Wilbraham Road—a busy and noisy thoroughfare. This design choice prioritises commercial exposure over community wellbeing and fails to create a heart for Chorlton.

As someone who relies on Chorlton for social and civic engagement, I find this deeply troubling. The loss of accessible, safe, and inclusive public space will diminish the precinct's role as a community anchor.

4. Inadequate Retail Provision and Economic Shortcomings

The proposed retail units are small and fragmented, raising serious concerns about their viability. Without

larger units capable of attracting anchor tenants or supporting independent businesses, the development risks becoming a residential enclave with minimal economic integration.

Chorlton's economy thrives on its mix of independent shops, cafes, and cultural venues. The proposed retail offering does not reflect this vibrancy. It lacks ambition and foresight, and will likely result in underutilised, uninspiring commercial spaces.

As a regular patron of Chorlton's businesses, I worry that this development will stifle growth, deter investment, and erode the precinct's unique commercial identity. The absence of a robust retail strategy is a critical flaw that must be addressed.

Conclusion

In light of the above concerns, I respectfully urge Manchester City Council to reject planning application 142652/FO/2025. I ask that the Council work collaboratively with developers, residents, and local organisations to produce a revised plan that:

- Respects Chorlton's architectural heritage and scale
- Maintains and enhances public space and civic amenities
- Supports sustainable density and infrastructure capacity
- Provides meaningful retail opportunities that reflect Chorlton's economic potential

Chorlton is a vital part of South Manchester's cultural and civic landscape. Its redevelopment must be approached with care, sensitivity, and a genuine commitment to community values. This proposal, in its current form, falls short of those standards.

Thank you for considering my objection.

Yours sincerely,

[REDACTED]

[REDACTED] Whalley Range, Manchester

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Fw: Chorlton redevelopment

From Planning [REDACTED]
Date Mon 2025-11-10 09:25
To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 07 November 2025 18:15
To: Planning [REDACTED]
Subject: Chorlton redevelopment

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I've lived in Chorlton for sixty years and the loss of Chorlton Precinct has affected my way of life. Going to the centre of Chorlton was not only a shopping experience but also a social event. There was a buzz about Chorlton and you were sure to meet and chat to someone. The planned redevelopment is like something you would see in Manchester centre. Housing is needed but it needs to be affordable and family oriented. To build huge blocks of flats in the heart of our much loved suburb for the gain of the council and developers is unforgivable. Build some homes but give us. Centre we can be proud of not an overdeveloped eyesore.

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

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Fw: Save chorlton centre

From Planning [REDACTED]

Date Mon 2025-11-10 09:25

To Robert Griffin [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED] [REDACTED]

Sent: 08 November 2025 18:03

To: Planning [REDACTED]

Subject: Save chorlton centre

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I have just received the development plans of the 5 blocks of 10 storey, 8 storey, 7 storey blocks of red brick flats to be built on the old chorlton shopping precinct they do not fit in with the local area and hope you would consider this it looks more like a prison not housing we was told we would get shops with housing above we only have 1 shop in chorlton which is morrisons this will be a disaster for all the people whom live in chorlton

Your [REDACTED]

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Fw: Ref 142652/FO/2025

From Planning [REDACTED]
Date Mon 2025-11-10 16:49
To Robert Griffin [REDACTED]

Regards
Tehseen

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]
Sent: 07 November 2025 15:28
To: Planning [REDACTED]
Subject: Re: Ref 142652/FO/2025

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My address is [REDACTED]

On 07/11/2025 15:22 GMT David Roxburgh [REDACTED] wrote:

Dear sir as. Resident of Chorlton for over 70 years I thoroughly object to the proposed Chorlton Precinct
the only car park will go more pressure on local services doctors etc
please update me on any further developments
[REDACTED]

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①



08/11/2025

PLANNING AND
BUILDING CONTROL
11 NOV 2025

arriving,
Manchester
City Council,

P.O. Box 532,
Manchester M60 2LA

Ref: 142652/FO/2025

Dear Sir or Madam, ~~I am writing to~~

state my strong objection to
the proposed development of the
Chorlton Precinct site.

Like many of my friends
and neighbours, I have been very
upset and inconvenienced by the
closure of the precinct.

Prior to the closure, I was
able to walk into Chorlton and
purchase everything necessary
in one location, as well as
enjoying socialisation with

traders and other shoppers. The precinct offered good quality items including fresh fruit and vegetables, plants and [redacted] craft items such as knitting wool, which are not readily available elsewhere.

As a 76 year old without on-line access (by choice) and no car, I now have to go to various other outlets, which is inconvenient and more expensive, as well as time consuming.

I was horrified to see the size and appearance of the proposed development, which looks like a maxi-poll and will cause ~~of~~ a dark and oppressive atmosphere in the centre of Chorlton, ruining our much loved area.

I hope the planning

department will ^③ listen to the people
of Chertton and refuse permission
for this totally inappropriate
development.

Yours sincerely,



P.S. In addition, having noticed
the congestion caused in Chertton
due to the excessive amount of
parked cars, making driving and
even crossing the road difficult,
I feel the density of the proposed
housing will add considerably
to this problem.

