

Comments for Planning Application 142652/FO/2025

Application Summary

Application Number: 142652/FO/2025

Address: Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ

Proposal: Erection of 6 no. residential buildings of 10, 8, 6 and 4 storeys in height to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e)); infrastructure works including electric substation and associated utilities works, basement and ground level car parking, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping following the demolition of the existing buildings and structures on site.

Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to planning application 142652/FO/2025 for the redevelopment of Graeme House, Chorlton Precinct and car park.

The proposed building's height and scale are excessive and disproportionate to the surrounding buildings. The existing Graeme House is set back from the street and sits comfortably within the townscape, but the new structure projects forward and rises well above neighbouring properties. This would dominate the street scene and harm the established character and aspect of the town centre. The Conservation area of 'Wilbraham Road/Edge Lane' is right next to this development - Manchester City Council's website states that, 'The junction of Wilbraham Road, a major arterial route within the City of Manchester, and Edge Lane in Chorlton borders this area has long been recognised as possessing buildings and spaces of character and quality dating back to the late 19th century. The buildings continue to be complimented by a substantial and mature tree coverage. Increased development pressure in the late 20th and early 21st century had the potential to destroy the character of the area, thereby contributing to the reduction in the quality of Manchester's suburbs.'

The proposal conflicts with Manchester Core Strategy policies SP1 and DM1, which require development to respond positively to its context, have appropriate scale and massing, and enhance local character. It also fails to meet the principles in the Guide to Development in Manchester SPD (2007), which emphasises respect for the prevailing height, grain and rhythm of

surrounding buildings.

The lack of transition or stepping between the proposed height and adjacent structures creates a harsh visual contrast, while the increased massing is likely to reduce daylight and overshadow the street and nearby properties.

This application would set a negative precedent for further over-scaled development in the town centre, undermining its distinctive character and human scale.

For these reasons, I respectfully request that the application be refused or significantly amended to reduce height and massing, reinstate an appropriate setback, and ensure the design integrates properly with its surroundings.