

Comments for Planning Application 136791/FO/2023

Application Summary

Application Number: 136791/FO/2023

Address: Former Chorlton Leisure Centre Manchester Road Chorlton Manchester M21 9PQ

Proposal: Erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings with ancillary communal facilities; and, associated access, car parking, bin store, amenity space and landscaping following the demolition of the existing building

Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: This is broadly a good scheme, and much better considered than most of its type. The reason my stance is neutral rather than supportive is that I don't think it is distinctive or high quality enough in appearance. When everything else has been done so well, there is no reference to design cues in the local area. It looks like it could be anywhere, whereas the former baths building it is replacing had a distinctive presence, if not one worthy of preservation. Given the scale of the building is significantly greater than anything neighbouring, beauty is an appropriate consideration and in my view the design doesn't have beauty.

I note the contractor's demolition methodology references the proximity of Manchester Road, but not the adjacent Metrolink, which may be a consideration with regard to risks from debris and the overhead wires on the tram track. This is also a potential construction consideration.

It is not clear whether all of the recommendations of the Crime Assessment have been incorporated into the design e.g. fencing.

With better design and appropriate conditions, the scheme would be more suitable for the site.