Fwd: Oakley Villa

Julie Roscoe <[redacted]
Mon 18/01/2021 16:39
To: Robert Griffin <[redacted]Jennifer Connor <[redacted]

Julie Roscoe
Director of Planning, Building Control and Licensing,
Growth and Development

Tel [redacted]
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Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: [redacted]
Sent: Monday, January 18, 2021 4:18:04 PM
To: Julie Roscoe <j[redacted]
Subject: Oakley Villa

Oakley Villa PLANNING APPLICATION 129020/FO/2020
I wish to object to the proposed large development of student accommodation at Oakley Villa, Fallowfield.

* It will inevitably cause harm to the local residents: they will be swamped by the 425 students.
* Its size will cause aesthetic and environmental damage to the nearby Platt Fields park.
* It will affect the architectural appreciation of the Villa itself.
* It is not NEAR the University, going against Strategic Planning principles (around a 30-minute walk).
* Any benefit would not outweigh the harm done. Consider the terrible blight caused to poor Hough End Hall
  (Chorlton) when tall buildings were allowed to smother it.
* We live at [redacted], a semi-detached house squeezed between two HMOs. Over many years
  we have suffered long periods of anti-social disturbance.Student halls and houses should be more central.

Please do not permit this development.

[redacted]
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Re Planning application 129020/FO/2020
Oakley Villa, 188 Wilmslow Road, Manchester M14 6LJ

Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site

Comments
I am strongly opposed to this planning application for the following reasons:

The proposed tower block is huge. It would be overpowering on the local landscape. Even the 4/5 storey building, though smaller, would still be very dominant.

The proposed tower block appears to me to be in an outdated and truly hideous Brutalist style. It would not enhance the area, indeed quite the opposite.

Regard should be had to Policy EN2 in Manchester Core Strategy 2012 – 2027 which is reproduced below:

"Policy EN 2
Tall Buildings
Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.
Proposals for tall buildings will be supported where it can be demonstrated that they
• Are of excellent design quality,
• Are appropriately located,
• Contribute positively to sustainability,
• Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
• Will bring significant regeneration benefits.
A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.
Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.
Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.
It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable".

Even a well designed new building of this size would dominate the skyline in all directions and stick out like a sore thumb,

It would not comply with the Council's core strategy – that such developments in district centres should be mixed use.

In any event student accommodation should be prioitised in the city centre, and I believe this is the council's policy. Housing for 440 students would cause a great imbalance in the community. It would likely lead to an increase in the already existing problems of anti-social behaviour, litter, etc., and further damage community cohesion. See the problems in the area as described in Manchester City Council's Statement of Licensing Policy 2016-2021.

It is said that there is a trend of students moving away from Fallowfield back towards the city centre. This development would reverse that trend. It seems likely that this proposed accommodation would attract mainly first year students and would then make it more rather than less likely that students would wish to live in HMOs in the area in subsequent years after leaving this proposed accommodation.

It would have a detrimental effect on the wish of residents to see a more balanced community with former HMOs going back to family ownership.

If the development goes ahead I am concerned about the lack of parking provision and the impact that this will have on residents of nearby roads. Indeed there may well be an adverse impact on traffic generally.

For all these reasons I am strongly against the proposals. Fallowfield is already too densely populated with students. Any increase in students will put a strain on local services and infrastructure. If such a development is to occur, it should be of a more suitable size, height and design for the site and consist of mixed tenure including affordable social and retirement housing.

[redacted]
[redacted]
25.01.21

Fw: Planning application reference 129020/FO/2020

Planning <[redacted]
Tue 26/01/2021 11:58
To: Robert Griffin <[redacted]

Please see below
Regards

Technical Support Team (Planning)
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: 26 January 2021 11:54
To: Planning <[redacted]
Subject: Planning application reference 129020/FO/2020

Dear Sir/Madam,
I wish to register my objection to this development

1. The size of construction is completely inappropriate given the proximity to local housing and the park.
2. The increase of numbers of people (with no green space of their own) will have a heavy impact on the park
3. The local area already has too many students crammed into too little space.
4. Parking is already under severe pressure in the area.

Yours gratefully,

[redacted]

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[redacted]
United Kingdom

This is an objection to the planning application (129020/FO/2020) in regards to Oakley, 188 Wilmslow Road, Fallowfield, Manchester, M14 6LJ.

I object on the many grounds listed in this objection including the size of development and car parking, public transport, heritage, environmental, traffic, pollution and anti-social behaviour issues.

Extremely High Student Population

The area already has an **extremely high student population**. Around 99% or more locals are university students. An additional 400+ students to the population, increases this further. It will **increase all levels of activity** in the area. This will make Fallowfield even more of a **student-only town** and a **no-go area** for everyone else.

Extremely High Number of Student Properties

Because of an existing **extremely high student population** in the area, there are already an **extremely high number of student properties**. Around 98% or more of homes are **student housing**.

Extra Demand for Housing

Students are **only in this accommodation for one year**, the first year of their course. Second year, sandwich year and third year students **do not live in flats, they live in houses**. All the students housed in the proposed development would still have to find alternative housing for their subsequent years of study. This would **increase demand for housing** - contrary to the developer's **misleading claim** in a leaflet, posted through doors of nearby homes recently. This extra demand for housing would be **devastating for the local community**. There is already an **extremely high student population** and thus a **high number of student properties**. Student landlords own 98% or more of all homes in the area and have forced out families and the elderly, and thus created a monopoly for themselves. This has made it impossible for anyone else to buy or rent a home in the local area.

Undermines Ongoing Efforts to Reduce Student Housing

Approving the proposed development will undermine existing and ongoing efforts of the **Manchester City Council (MCC)** to reduce student homes or prevent more homes becoming student homes. It is not in the local or council interest to approve such a planning application. The council has **rejected lots of planning applications** in the past few years to **prevent family homes turning into HMOs (Houses in Multiple Occupation)**. To allow development of 400+ student flats on its doorstep would **completely undermine** this and **demonstrate hypocrisy**.

Social Cleansing / Social Diversity

Manchester City Council (MCC) has been guilty of allowing and encouraging **social cleansing**, **ghettos** and **segregation** across Manchester for the past 30 or so years.

Fallowfield, in particular the **Fallowfield Brow** area is a **student ghetto**, a **student-only** town.

Other areas that become ghettos, x-only or involve **segregation** include but not limited to **China Town** in the city centre. There are parts of North Manchester where many **Jewish** people live and are scared to live elsewhere. **Gay** people live and own businesses in **Canal Street**. There is also **Rusholme**, primarily an **Asian community**. Various communities exist that are **Black** or **Bangladesh** only. I could list countless more.

This development will bring more students to the area, which already has an **extremely high student population**. It is not beneficial to have so many students, and people in the same age group, living in the same area. We need **social diversity** in this area. Fallowfield is a **dumping ground** for students.

Too Tall / Overlooking / Eyesore

The proposed buildings would be **too tall** and **overlooking** in height, even the 4 to 5 storey building, never mind the 13-storey building. No other tall building (more than 2 storeys) is located on this side of Wilmslow Road, towards Platt Fields Park. The taller buildings are always located on the other side of Wilmslow Road. This proposed development will be an **eyesore** to **local houses**, **residents**, **the park**, the **local school**, **church**, the **Toast Rack** and the **wider community**. It will be eyesore from my own property, as well thousands of others.

Car Parking

The proposed development will not meet all car-parking requirements of its residents. This will increase demand for car park spaces on the roads that comprise of the **Fallowfield Brow** area. It will predominantly affect the small and narrow **Langley Road** and **Mabfield Road**, especially when both are access roads for traffic to **Platt Fields Park** as well as to **emergency services** such as the **Police, Fire** and **Ambulance services**.

In addition to 400+ students who will reside at the proposed new development, there is also the problem of their **visitors**. Students tend to get a substantial amount of visitors to their premises, much more than any other age group. These visitors can be 24/7 not just parties but smaller gatherings. Will the planned car parking capacity meet the visitor requirements too?

Visitors

In addition to 400+ students who reside at the proposed new development, there is also the problem of their **visitors**. Students tend to get a substantial amount of visitors to their premises, much more than any other age group. These visitors can be 24/7 not just at parties but smaller gatherings throughout the day. This will **increase traffic** and thus **demand for local car parking**. It

will increase further the negative impact on the **environment** such as **littering** and **household waste**. It will increase foot traffic and **anti-social behaviour and noise nuisance** problems that are a constant and ongoing problem to the area. It will increase all levels of activity in the area.

Langley Road

This development will put 400 more residents on **Langley Road**, which currently has only around 15 properties. **This change is too much** for such a small narrow road.

Langley Road is an **important access road** to **Platt Fields Park**, not just for everyday but for **big events** too. It will cause problems for the **park wardens** and **emergency services** (the **police**, the **fire service** and the **ambulance service)** that regular use Langley Road and **Mabfield Road** to access the park, not just for big events but for every other day use too.

Public Transport

The local bus stop, or the buses themselves, will **not be able to cope with the extra demand**. The **Wilmslow Road route** is already **the busiest in Europe**. The bus stop and the buses have already become **student-only** over the years and permanent residents find it difficult to stand at the bus stop, flag down a bus, get a seat or even stand on the existing buses. More students will make it now impossible for any other person other than students to use the bus stop or catch a bus. This will severely affect the **social mobility** of many residents. Due to its location and existing size, and on the extremely hectic Wilmslow Road, the bus stop would not be able to accommodate any extra buses.

The Park

The proposed development will severely affect the local park (**Platt Fields Park**), its **look**, trees, **heritage** and **wildlife**.

It will cause **traffic** issues for the park. The park also hosts **big events**. Langley Road and Mabfield Road are **important access roads** to the park for normal daily activities and these big events.

Local Wildlife

The proposed development will affect local wildlife in particular in the local park, Platt Fields Park, in particular, but not limited to the **park owl**. The park owl nests very close to the proposed site. Other wildlife will be under threat by both its proposed construction and its ongoing use afterwards.

It will also affect the **Langley Road foxes**, the 5th (at least) generation of Langley Road foxes who reside around the road, its alleyway and the local park.

Local School

The local secondary school, **Manchester Grammar School**, will feel the affect of **traffic**, **pollution**, and **loss of heritage**. It will also be major **eyesore**. It will affect a nearby primary school too.

Heritage

The proposed buildings and extension would affect the heritage of certain other features in the local area, including **Platt Fields Park**, **Oakley Villa**, a nearby **church**, the local **Manchester Grammar School** and Fallowfield's most treasured landmark, the **Toast Rack**.

Oakley Villa cannot keep its look, appearance or heritage with its proposed extension.

Environment

The proposed development, its construction and the finished complex, will increase **traffic**, **pollution**, **littering**, **flytipping** and **household waste** issues.

Along with **other local developments** in the area, it will have a severe negative impact on the environment.

Traffic

The proposed development will be right on the doorstep of the local bus stop and **Wilmslow Road**. Wilmslow Road is the busiest road in Manchester, possibly the whole of the North West. It would put the dedicated bus lane in jeopardy and the other lane for all other traffic will become more congested. It would be too much more traffic for the road, in addition to the other approved local planning applications regarding the approved **Owens Park** and nearby proposed **Lidl supermarket** developments.

Langley Road is far too small already, in length and width, for the traffic it receives. This development will put 400 more residents on a road, which currently has only around 15 properties.

Other roads in the **Fallowfield Brow** area such as **Riga Road**, **Mabfield Road**, **Albion Road**, **Cawdor Road**, **Furness Road** and **Landcross Road** would all equally affected. It is likely that in particular, Mabfield Road will face the full strain of the incoming and outgoing traffic, not just Langley Road.

An increase in traffic may **harm cyclists**. There has been an increase in **cycle accidents and deaths** in the Fallowfield Brow area. This is mainly at the point the roads that consist of the Fallowfield Brow area intersect with the hectic Wilmslow Road.

Pollution

The pollution the construction and 400+ extra residents would create will severely affect the **local park**, **local wildlife**, **local schools**, local residents and their properties.

The proposed development is also next to a major road, **Wilmslow Road**, the **busiest road in Manchester**, which is Manchester's **most polluted road**.

Add to the equation, **other local developments** in the area, pollution would be a major issue.

Flytipping

Manchester City Council (MCC) has failed to get to grips with the **local flytipping** issue despite ongoing problems for over a decade. MCC turn up weeks after they know the annually flytipping occurs, pretending to care. The local community has always noted this annual empty gesture by MCC. They obviously could turn up when know the flytipping occurs and deal with the problem.

This development will add another 400+ wardrobes, bedside cabinets, desk, mattresses and 1000s of carpets, all with slight dents and need replacing for the next tenants, to local flytipping issues. All will be flytipped in local alleyways annually. Even if disposed properly, they end up on a **landfill site**.

Household Waste

Another 400+ student residents will **increase household waste generation substantially**. The local community already has **daily collections** due to obscene amount of **non-recyclable** rubbish discarded. This is in contrast to other communities that only have one weekly or fortnightly collection. Rubbish, in particular, non-recyclable items, is already a big issue in this community. Students are not as eco-friendly as you may think. Students eat enormous amounts of fast food and buy online consumables – all going to **landfill**.

Security

The owners of the proposed development have claimed that the site afterwards will have **24-hour security**. What does this mean? Will the site have permanent 24/7 wardens? Will the wardens patrol multiple other sites? Will the wardens only attend this site occasionally (every few hours) or after a report of an incident? Will the wardens have the ability to reduce noise levels of music themselves or does somebody have to make a report first? Does that person have to be a resident at the site or can it be anyone in the local community?

If there is security, it may simply encourage its residents, the students, to attend house parties at local houses instead. This will increase both foot traffic and **anti-social behaviour and noise nuisance** in the area 24/7.

Other Local Developments

The area is also subject to other major future developments. One such development is the already approved **Owens Park** expansion. Another development is the proposed nearby **Lidl supermarket** development. This will cause problems with **traffic**, **public transport** and the **environment**. It is **too much change** for the local area. In particular, it will **increase the existing extremely high student population too much**.

Antisocial Behaviour and Noise Nuisance

An extra 400+ students living and their **visitors** in an area with **existing extremely high student population** will simply increase **antisocial behaviour**, **noise nuisance,** and **alcohol** and **drug** problems further. Due to **security measures** at the finished development, it will increase foot traffic around the roads and partygoers to nearby houses 24/7 instead.

Local Amenities

Between October 2019 and October 2020, two local pharmacies within 50 and 150 metres of this proposed development closed down. These closures were not relating to Coronavirus (Covid-19) pandemic. However, it is an example of the many local amenities that have closed in recent years due to the local area being a **student-only** town. This is a growing sign that **many local amenities are closing down** due to the ever-expanding student population.

Over 20 years ago, MCC **closed down many local schools** within miles of this area. This was because even in the late 1990s, MCC predicted that would not be enough pupil demand for the schools, due to an **extremely high university population** and thus lack of families with young children. All of these issues MCC knew about decades ago and they did nothing to solve them, but to allow **social cleansing** to prevail. The only school that very much remains is a fee-paying elite school and as such, any local children living in the area, for obvious reasons, have very little chance of attending.

Exodus of Permanent Residents

This development could spark a **mass exodus** of the remaining permanent residents (non-students). Due to **shrinking local amenities**, **loss of heritage**, **antisocial behaviour**, **traffic issues**, **pollution issues** and **extra demand for student housing**. This development will add further woes to an already sinking community, the will force the remaining permanent residents out of the local area, creating an even bigger **student ghetto** and more **social cleansing**.

No Economic Benefit

The development will provide **no long-term economic benefit** to the area other than temporary benefits of its construction, but that depends on who does the construction, that may not offer any benefits either.

I would argue that there is no economic benefit of the current student population. In particular, I refer to the **no council tax** paid by 99% of the local community, which are the student tenants and their landlords.

Students take most jobs in the area and **leave permanent residents without employment**.

The only slight economic benefit that might arise is **another takeaway**. This community and nearby Rusholme already have countless takeaways. It simply encourages **unhealthy eating**. The local economy is too heavily dependent on takeaways and unhealthy food. You cannot base a local economy on just takeaways and drug dealing.

Council Tax

Students account for 99% or more of the local community and they and their landlords pay no council tax. This development will result in a further 400+ non-council tax payers living in the community. This does not benefit our community whatsoever.

Jobs

In fact, having 400+ students might harm the economy. Students take all part-time jobs in the local and wider area. Jobs traditionally have been one person doing a 40-hour week. Instead, most jobs now involve 5 students doing 8-hour shifts each or 10 students doing 4-hour shifts each. As such, the student will pay no income tax in addition to paying no council tax. A non-student doing a 40-hour week would be paying both income tax and council tax, paying a mortgage and bringing up children. We need more jobs that are full-time for permanent residents in the area, not part-time jobs for students. That would be more beneficial for the economy.

Alternatives to Proposed Development of Site

The proposed development is on the border of Platt Fields Park. The land alternatively can be an extension to the park. It would be once in a millennium opportunity to **extend the park**. Another opportunity would never arise again.

Alternatively, **build a retirement/nursing home complex** instead on the land. Due to the current pandemic, it has raised so many issues regarding nursing and care homes. We need more and better nursing homes. It will also correct the trend of Fallowfield being "student-only", a "dumping ground for students" and the social cleansing in the area that MCC has created. It would bring elderly residents to the local area, especially next to a park and with transport links to the city centre.

Another alternative would be to **build terrace houses** for families on the site. Having families living on the site would be more beneficial to the community and economy. Full time residents in full time jobs will pay income and council tax instead of students paying no income or council tax.

Summary

I object to any proposed buildings that are more than current height of the existing buildings. That is any building more than two storeys in height.

I object to any proposed development that will house more students. This area already has an extremely high population of students. This causes ongoing problems in our area, not just anti-social behaviour and noise nuisance.

I also object on all other grounds listed in this full objection.

HOLY INNOCENTS
FALLOWFIELD

THE CHURCH OF ENGLAND
Diocese of Manchester

20th January 2021

FAO Planning Office: Mr R Griffin
Manchester City Council

Dear Mr Griffin,

REF: Planning application 129020/FO/2020 Oakley Villa

The parish of Birch with Fallowfield includes Oakley Villa, the site of the proposed development. I would like to outline, on behalf of my fellow warden, the Rector and the PCC our reasons for opposing this development.

Our particular concern is that the Planning Department needs to take notice of council policy in relation to:

- Creating a more mixed demographic in the Fallowfield area
- Traffic density along Wilmslow Road and safety of residents
- Increase in crime and anti-social behaviour
- Ecological issues relating to pollution, trees and the keeping of open spaces
- The provision of services in the Fallowfield area, including the effect on water pressure

Our parish has one of the largest populations in the Manchester diocese. Of that population, nearly 75% are only present for 9 months or less of the year and change each year. The buildings they live in stand empty for the rest of the time. In the meantime, we have new and existing members of our church who cannot afford to live anywhere in the parish. This whole situation reflects the wider issue about rent rates and housing and the tolerance of speculation and rent profiteering that has gone on for years.

Apart from Sainsbury's and a new food store about to open, there are no shops selling basic goods which students might be encouraged to buy to live sensibly on a relatively low income. Instead, the Council appears to encourage suppliers of expensive low quality fast food and alcoholic drink to students. Fallowfield is not a student-only ghetto – it is a place where a lot of students live for some of the year. Approving only services and businesses that they and those who benefit from their presence can profit from appears short sighted in the extreme.

Just down the road from the church there is a new development – extra care retirement flats. People will start moving in there very soon. Older people want small shops, a post office and safe streets and a safe park to go out for walks. We noted with further concern the recent loss of a large pharmacy on the Brow.

Fallowfield is home to two independent secondary and one primary school near the Wilmslow Road corridor. The two secondary schools serve very few local families: pupils are travelling from miles away into the area to attend MGS and MHSG. At the same time, younger pupils are travelling on foot for the most part to St James' School. The whole 250-yard stretch between the enormous bus-stop, just in front of Oakley Villa, past the end of Old Hall Lane, past Grangethorpe Road and across to Cromwell Range, is a road safety pinch point. It combines large cars, buses, pedestrians and cyclists in an unpleasant and dangerous mix. In terms of levels of air pollution and general road safety there are concerns for the welfare of cyclists and pedestrians. Another 440 students travelling each morning and evening in term time would add to that pressure.

The Parish of Birch with Fallowfield
2, Wilbraham Road,
Fallowfield, MANCHESTER M14 6JZ
Church office: [redacted]

The policy of limiting access to the University area by car was explained to residents by the intention to create a walking and cycling friendly area around the expanding South Campus. It was explained and justified by the intention to build more accommodation out to the east of the campus, for example the houses in Brunswick, and the Grove Village. **Building further places out along the already overcrowded Wilmslow Road corridor goes against that stated policy.**

Our other major safety concern relates to crime. Last year, two members of our congregation were mugged: one on his way back from working at MacDonalds, the other on his way back from the university library. The gang had been targeting students in particular.

The presence of students in clearly marked and delineated buildings and developments is a major invitation for criminals of all types to find a rich supply of victims. Recorded activity includes:

- Being inveigled into hosting illegal gatherings leading to disturbance and antisocial behaviour in the neighbourhood
- A constant supply of high spec electronic goods for thieves to steal – either from imperfectly protected properties, from cars, or from people travelling home or to the university
- The sale and use of illegal substances and cut price alcohol – rendering students vulnerable and potentially unaware of risk or danger and the leaving of litter and waste, including vomit
- The gathering of large groups of people who have been encouraged to demonstrate or protest as a result of imperfectly passed on information and misleading direction (this was a matter of particular concern earlier this year.)
- Muggings, assaults, threatening behaviour, domestic altercations

All these add to pressure on medical and emergency services.

In addition, the whole area of Rusholme, Fallowfield and beyond has poor water pressure. All the issues mentioned above put immense pressure on the water and sewage infrastructure in the area. It causes damage to boilers and hot water systems and raises fuel costs and carbon emission levels.

We would like to feel that when students come to university, they come to be part of a wider community in a different place, away from home, where they learn to fit into neighbourhoods and suburbs in a constructive and thoughtful way. They should be expecting to behave as they would at home, following the same laws, and making the same choices as they would with their parents' and families' guidance. It very often seems as if decisions are based on tolerating – and thus encouraging - the behaviour of a minority and somehow further encouraging the ghettoization of students within a residential community, with all the stereotyped expectations that go with that.

I am also concerned, in terms of local democracy, that random companies and speculators are seen to be given a clear message, that significant planning decisions are based on proper democratic processes: respecting and reflecting the views and concerns of voters and their elected representatives.

The USDAW offices added unsightly additions to a once dignified house. Instead of a creative re-think, the suggested development adds a tower block and other large light-blocking buildings to the area, affecting neighbours, green spaces, trees and their roots, established gardens, and offer little positive contribution to the local community.

Yours sincerely,

[redacted]

[redacted]

Warden, Birch with Fallowfield, Holy Innocents Church

The Parish of Birch with Fallowfield
2, Wilbraham Road,
Fallowfield, MANCHESTER M14 6JZ
Church office: [redacted]

Fw: Planning Application Reference Number: 129020/FO/2020 Location: Oakley, 188 Wilmslow Road M14 6LJ

Planning <[redacted]>
Thu 28/01/2021 09:08
To: Robert Griffin <[redacted]>Jennifer Connor <[redacted]>
Regards

Technical Support Team (Planning)
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: 27 January 2021 19:10
To: Planning <[redacted]>
Subject: Planning Application Reference Number: 129020/FO/2020 Location: Oakley, 188 Wilmslow Road M14 6LJ

Your ref: **129020/FO/2020 | Location: Oakley, 188 Wilmslow Road M14 6LJ**

Good morning and to whom this may concern;

I am objecting to the recent planning application (**Planning application: 129020/FO/2020 | Location: Oakley, 188 Wilmslow Road M14 6LJ**)

I am a long-term resident of Landcross Road in Fallowfield (since 1985)

General comments in relation to high density and imbalance
The "*Fallowfield Brow*" area (basically encompassing a canopy of 6 x streets. 5 x streets moving South to North of; Landcross Road, Furness Road, Cawdor Road, Mabfield Road and Langley Road, with an additional street boarding the Park {Albion Road} and a Service Road {Riga Road})

95% of Houses in Landcross Road are rented (which mirrors the percentage of other houses in the "*Brow*" area {6 x roads listed in the paragraph above} that are rented) Only 6 x houses remain in Landcross Road with owner/occupiers (Namely: 1, 9, 13, 32, 38 & 40) Most are let to students.

Latest relaxation of the Permitted development rules and regulations (from 2012- 2019) have led to giant extensions/extra stories on many "Brow" properties, which are packing more & more students in; maximising profit for the landlords with no respect for residents in the area. (Examples being 45, 47 & 57 Furness Road & last summer {2020} 30 Landcross Road)

To state that the area is at high density saturation point with a gross imbalance of students to local residents, would be an understatement.

Based on these opening comments alone, this application should be thrown out.

Building Design and Impact.

A 13 x storey building + 4 & 5 storey buildings, are totally incongruous to the surrounding fine Victorian Housing stock that lie in the Brow. It impacts on visual amenity, particularly to the residents of Langley Road. It would block out light from the Shakespearean Garden and ruin the peace and tranquillity for folk visiting there. Arboreal impact is of great concern. Some trees would have to felled, foundations required for a 13 x storey complex, would impact on the root systems of remaining mature trees and lead to further loss.

Noise Levels

There has been a noticeable increase in noise levels in the area over the time that I have lived here and a lot of that is to do with the comments and points that I raised in my opening comments (increasing saturation occupancy of these wonderful houses and most noticeable post Permitted development rules and regulations relaxation, particularly with these giant extensions arriving)

Examples in situ and most pertinent are a number of properties on Furness Road; namely 57, 45 & 47 Furness Road. Residents have been plagued with noise related issues from these properties (there are established noise related incidents logged) where, due to the giant extension and no room in the back yard, the students have spilled into the shared alley between Landcross and Furness Roads utilising it as a "play area" with full on parties, barbecues etc The noise was horrendous and mirrors similar events in the surrounding streets. Personally, and in the last 6 x months, I have been plagued with noise related issues to the property next door to me (42 Landcross Road) who have now been issued with a Section 80 Noise abatement notice.

Landcross Road/Fallowfield Brow area, has been plagued with issues in the past and ongoing. This prompted a handout delivered to houses in the area from Dave Gilbride (The Fallowfield Area Inspector of Greater Manchester Police at the time) dating from 1st May 2007 and I quote some passages from it:-

"*There have been many reports of Anti-Social behaviour taking place on Landcross Rd and adjoining streets over the last several weeks. The reports concern drunken antics and shouting between the hours of midnight through until 6am*."

….. "*I will not tolerate such behaviour and will be taking positive action*"

The following year, on 12th May 2008, Landcross Road saw its worst anti-social behaviour when revellers clashed with riot police. Eight people were arrested, after officers moved in to disperse a crowd of around 300.

More recently (dating from 2017), a letter was distributed by Adrian Hopkins (the Community Safety Manager for the area) to residents in Landcross Road and I will quote a passage from this:-

" *… Sadly, your street and those nearby, have seen an increasing number of noise complaints from the neighbourhood over the last 3 years, more than double the usual level of noise complaints in other areas of Manchester … "*

This new planning application for a proposed housing development of 440 students, would only add to this already intolerable cacophony of noise and antisocial behaviour.

Parking and Access.

Parking. The planned 3 x disabled parking bays, 1 x standard parking bay and 4 x extra parking spaces (temporary, for arrival and departure of students) is simply a woeful token under the guise of being "green". Living here for 34 years gives me the experience to tell it how it is. There are 3 x terms in the University calendar. 6 x times a year, parents drop off and collect students. At those times in Landcross Road (mirroring all the other 7 x streets in the Brow area) it is nigh impossible to get a parking space. 440 students coming and going? Where are all the cars going to go? And that's aside from any additional "comings and goings" during term time for and with 440 students (many of which will have their own cars – a tour of the 7 x brow streets during term time will tell you how difficult it is to get a parking space as it is), staff cars, service vehicles (and of course takeaway deliveries)

Access. There is a relatively new bus terminus fronting the USDAW complex (immediately turning left from Langley Road) It was only a last-minute decision in the planning rubber stamping for this (at the behest of Langley Road residents) that access was granted from/to Wilmslow Road. This was due to the hazard of entry and exit from Langley Road onto Wilmslow Road (where you come out of/into a 3 x lane system) and exacerbated at peak times (8-11am in the morning {queues of double decker buses backed up from the terminus, to load the huge volumes of students up} and 2:30pm – 7pm in the afternoon/evening {school closure/rush hour business – heavy backed up traffic moving South along Wilmslow Road) How is the current already problematic situation going to accommodate the "Coming and Goings" of a 440 student accommodation block? Highway safety is paramount. Post proposed build being passed then, access safety and risk, coming into and out of one of the main arterial routes to and from Manchester City centre, would be severely challenged.

Policing

Students are a magnet for robbers and drug dealers and bring in antisocial behavioural issues (Noise {already spotlighted} parties, alcohol related problems etc)

GMP Have suffered millions of pounds of cuts since 2010. I've no access to the latest figures, but I'm of the understanding that latest cut backs equate to a loss of around 1500 officers. The "*Future of Policing*" - a document that I have access to from 30-05-15, stated that police officer numbers had plummeted by more than 1100 in the years from 2010-2015. So, exponentially the effect of these cuts is being felt and now palpable to the individuals and folk living in the "Brow" area. Residents do not feel safe living here anymore. Given the limited resource, GMP do an amazing job (our local PCSO's are excellent) and I've no doubt that stats are analysed, strategy adjusted and actions taken accordingly. I have a quality cctv system installed in my property now (and needed) and in the last 6 x months have captured numerous "incidents" in my street (I've had many visits from GMP/PSCO's to gather footage from my professionally installed cctv system) and experienced some myself (opportunist burglars, extensive damage to my motor)

A 440 x student housing complex, further impacts on the already overstretched police resources.

Miscellaneous

- The planning application runs counter to Policy H12 of the Council's core strategy; which prioritises student accommodation in the city centre (where as I type, an ideal planning application has been submitted to build a 55-storey building containing student flats in Manchester town centre on Deansgate; where student volume of this nature belongs)
- Runs counter to Policy H6 of Council's Core Strategy – where high-density development in district centres must be mixed-use.
- Aside from student accommodation, no alternatives have been considered. For example; the marvellous and much needed (where this isn't) sheltered housing complex that is nearing completion in the area (Called "Oaklands" on Wilbraham Road)

Sum Up

I would be very grateful if you could consider these points in my objections and towards outing the planning to this incongruous, leviathanian monstrosity, which would lie in the bed of fine Victorian properties with the back drop of beautiful and tranquil Platt Fields park setting.

Thank you in advance for your reading and understanding of this prolix;

Yours sincerely,

[redacted]

[redacted]

[redacted]

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RE: 129020/FO/2020 Oakley Villa - planning application objection

[redacted]

Thu 28/01/2021 15:59

To: Robert Griffin <[redacted]

Dear Rob

Ref: 129020/FO/2020 Oakley Villa

Thank you very much for your email below.

We would like to register our objections to this proposal and should be most grateful if you would acknowledge receipt of this email.

As a leading school in the area, we are proud of our links to the Fallowfield and Withington communities, and we are proud to play our part in making this neighbourhood safe and inclusive for all. We work with local associations to provide outreach for the more vulnerable members of the community, we fundraise for local charities and work with local community groups to make the area more attractive through litter picking and gardening.

Unfortunately we believe that this development would have a negative impact on our neighbours in the local community and our school.

We understand that it runs counter to Policies H6 and H12 of the Council's Core Strategy which protects district centres from high density development and prioritises student housing in the city centre rather than district centres.

With such dense development, would come a significant increase in traffic – both in terms of cars that the students would inevitably bring with them and in terms of additional demand on buses, bus stops, pavements and cycle lanes. Further congestion means increased journey time for our pupils and additional risks to them as pedestrians.

An additional 400 plus students would increase noise and anti-social behaviour, both of which have already increased exponentially with the development of Unsworth and Uttley behind Owen's Park. We already have issues with various school activities including summer examinations being disrupted by the loud behaviour of local students, and more students would lead to an increase in this disruption.

There would also be increased litter in the area, particularly during the early summer when students leave their accommodation and abandon unwanted belongings on the street.

We value Platt Fields park enormously. Our pupils and staff enjoy the opportunity to run and walk in the beautiful environment and the development is certain to spoil the views from the park along with destroying ancient and beautiful trees along the border between the development and the park and possibly further into the park as a result of the deep excavation that will be required to create foundations for a building of this height.

Kind regards,

[redacted]

[redacted]

Withington Girls' School
Wellington Road

[redacted]

[redacted]

From: Robert Griffin <[redacted]
Sent: 21 January 2021 5:30 PM
To: [redacted]
Subject: Fw: 129020/FO/2020 Oakley Villa - planning application enquiry

Dear [redacted],
I am the planning case officer dealing with this application. The school is entitled to respond to the application proposals, you can email the comments directly to me if you wish or submit via the Councils online public access system.

Kind regards
Rob

Rob Griffin
Principal Planner
Development Management South
Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

T: [redacted]

e: [redacted]

From: [redacted]
Sent: 21 January 2021 14:46
To: Planning <[redacted]
Subject: 129020/FO/2020 Oakley Villa - planning application enquiry

Good Afternoon

I am the [redacted] Withington Girls' School (M14 6BL) and am emailing in connection with the planning application as detailed above.

Please could I ask whether the School would be able to make some comments about this planning application for you to consider?

We look forward to hearing from you.

Best wishes,

[redacted]

Sent from Mail for Windows 10

Withington Girls' School is a charitable company limited by guarantee registered in England and Wales with registered company number 09083954 and registered charity number 1158226. Our registered office is at 100 Wellington Road, Fallowfield, Manchester, M14 6BL.

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Fw: Planning Application 129020/FO/2020

Julie Roscoe <[redacted]

Mon 01/02/2021 08:00

To: Robert Griffin <[redacted] Jennifer Connor <[redacted]
Cc: Adam Neil <[redacted] Fiona Sharkey <[redacted]

FYI. Thanks Julie

Julie Roscoe
Director of Planning, Building Control and Licensing,
Growth and Development
I♥MCR

Tel [redacted]
internal [redacted]
Fax [redacted]
E-mail: [redacted]

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

Location address: Town Hall Extension, Level 6.

From: [redacted]
Sent: 31 January 2021 16:08
To: [redacted]
Cc: [redacted] Rebecca Moore <[redacted] Chris Wills <[redacted] Becky Chambers <[redacted] Julie Roscoe <[redacted]
Subject: Re: Planning Application 129020/FO/2020

So well put.

I spoke to a man on Langley Road yesterday - his family have lived on that road for years and when his neighbour died, he immediately put in an offer for the full asking price on the house next door (they wanted their son and his family to live there) but the agents sold it to a landlord and now it's a student house

I looked at the list of HMOs on that street and only 4 houses are listed and yet almost all are now rented to students. Are the council doing checks on the brow, I wonder - probably not!

If that site was made into a new, quality residential development, those houses, in particular, could well become family homes again. If the council start doing more checks on numbers in these houses, I think you would find crooked landlords wanting to be rid and with the recent tax changes for 2nd homes (on mortgage interest) and increasing levels of stamp duty, we might find the landlord market, isn't what it was. The houses on the edge of the Brow are the ones that are likely to revert first - especially those near Platt Fields .... but they are doomed if this becomes a private halls.

[redacted]

Sent from my iPhone

On 31 Jan 2021, at 14:39, [redacted] wrote:

This is another outrageous plan for our area, and should be rejected. It is also based on several unsubstantiated claims, with no sound data offered, and crystal ball gazing into a future which has never been more uncertain in the past thousand years.. Claims among which are that -

a) there is a need for more student accommodation in Fallowfield when there is already a huge and disproportionate representation of students in our area. 56% as of now. This hardly represents a balanced community, and is contrary to Council Policy H12.

b) this development will release houses currently HMOs for family occupation. What evidence is this based on? The crystal ball I suggest. Already we see the landlord predators converting properties to AirBnB. Hardly family housing.

a) and b) are set against a back drop of huge uncertainty for Higher Education. Make no mistake this landscape will change. With vast increases in National Debt taxes will escalate, loans will not be forthcoming as of now, there will be a huge shift to technical/skill training which can be achieved from home as was the case years ago.

c) the huge tonnage of a tower block is 'sustainable'. To what end? Once in situ that land can never be returned to the natural world. The last time that occurred was when it was covered with a 1km of ice.

d) there is an underlying assumption that a tower block will enhance the beauty of parkland and trees. This is aggressive building in location which should be restrained, elegant, attractive, and small scale. It is a perfect location for something akin to the inspirational commission of Norwich CC whose council estate won the Stirlling Prize 2019.
The block will undoubtedly cause damage to the trees and Friends of Platt Fields Park are quite rightly deeply concerned. There are also great concerns about the harm to wildlife, and it will set back the efforts of the Friends to enhance the biodiversity of the park.

e) because of adequate bus provision students will not bring cars. Where is the evidence to back that up?

This development will lead to the adjacent areas of the park becoming the personal playground for students (with the potential for another venue for an increase in drug

dealing) potentially serious consequences for wildlife and the future of the market garden.

Finally, why not devote the land to local people who desperately need a place they can call home, who will put down roots and form a stable population, who will make a real contribution to our community rather than as sleeping quarters for a temporary (migrant) population of privileged 18-20 year olds. It is deeply disappointing that a Trades Union favours such a development above the need of those who desperately want a place called home - and that will include a substantial number of their own members

[redacted]

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FW: Planning Application 129020/FO/2020

[redacted]

Sun 31/01/2021 15:45

To: Robert Griffin <[redacted]

Dear Robert,

[redacted] has suggested that I should send my objection to the above development to you which I am happy to do.

Regards,

[redacted]

Sent from my Galaxy

-------- Original message --------
From: [redacted]
Date: 31/01/2021 14:39 (GMT+00:00)
To:
Cc: [redacted] Councillor Rebecca Moore <[redacted] Julie Roscoe <[redacted]
Subject: Planning Application 129020/FO/2020

This is another outrageous plan for our area, and should be rejected. It is also based on several unsubstantiated claims, with no sound data offered, and crystal ball gazing into a future which has never been more uncertain in the past thousand years.. Claims among which are that -

a) there is a need for more student accommodation in Fallowfield when there is already a huge and disproportionate representation of students in our area. 56% as of now. This hardly represents a balanced community, and is contrary to Council Policy H12.

b) this development will release houses currently HMOs for family occupation. What evidence is this based on? The crystal ball I suggest. Already we see the landlord predators converting properties to AirBnB. Hardly family housing.

a) and b) are set against a back drop of huge uncertainty for Higher Education. Make no mistake this landscape will change. With vast increases in National Debt taxes will escalate, loans will not be forthcoming as of now, there will be a huge shift to technical/skill training which can be achieved from home as was the case years ago.

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Finally, why not devote the land to local people who desperately need a place they can call home, who will put down roots and form a stable population, who will make a real contribution to our community rather than as sleeping quarters for a temporary (migrant) population of privileged 18-20 year olds. It is deeply disappointing that a Trades Union favours such a development above the need of those who desperately want a place called home - and that will include a substantial number of their own members

[redacted]

Oakley Villa/ USDAW Planning Application Reference 129020/FO/2020

[redacted]

Sun 31/01/2021 15:21

To: Robert Griffin <[redacted]

Oakley Villa/ USDAW Planning Application Reference 129020/FO/2020

[redacted]

Dear Mr Griffin,

I write to object to the planning proposed for Oakley Villa/USDAW site. I am a local resident who has found Platt Fields to be a godsend during periods of lockdown. I always enter the park at the gate that is nearest to the current USDAW site and I am horrified by the thought that a thirteen tower will dominate an area that is calm, tranquil and quiet made particularly so by the trees that border the park wall. I am also horrified that an area which is already dominated by student housing will increase further. This is bound to have an impact on the numbers that will be using the park. Currently there is a very mixed community which accesses the park including families, children and more elderly folk. It is likely that in building further student accommodation there will be an inblance in relation to park users. Furthermore, it has been my experience that students who are in Manchester as a consequence of studying do not invest in an area in ways that are demonstrated by residents who are permanently based in Manchester. The student housing that is adjacent to Platt Fields are seriously blighted by litter and household waste. Increasing the student housing in ways that the plans suggest will only exaggerate a situation which is already bad.

I am no expert in terms of protecting trees but it strikes me that building an extremely high structure will require substantial foundations which I would have thought will be detrimental to trees, their roots and their overall chances of survival. This in turn will have an impact of the quality of the air a situation which will be further exaggerated by more traffic pollution and traffic noise. It will also cause serious damage to all forms of wild life who are dependent on healthy trees for habitat.

I have lived in Birch-in-Rusholme for over forty years and I have seen first hand the ways in which families were driven out of the Fallowfield Brow area. Every new academic year there is always a strong police presence in the Fallowfield Brow area. They are there in order to advise students how best to protect themselves and their possessions. Increasing student housing will only increase crime further. It is my fervent hope that the

housing in and around the brow could, with council support, be returned to family homes.

Yours sincerely,

[redacted]

Oakley House Development Planning Reference: 129020/FO/2020

[redacted]

Sun 31/01/2021 16:19

To: Robert Griffin <[redacted]

I am against the above planning proposal based on my comment objections below.
Sent from my iPhone 1. **The harm to the park and building heights** – the erection of such tall buildings in close proximity to trees on the boundary with park (which are actually in the park – not on the site) will do irrevocable damage not only to the trees themselves but also to the visual amenity and enjoyment of the park by the general public. A building such as the height proposed will necessarily have substantial foundations, which will need to be built in or through the root ball of these valued mature trees. Not only that but the sheer bulk of building will block sunlight to the trees themselves and overshadow the park itself.

Further, at 4 or 5 storeys, the proposed buildings on Langley Road would 'monster' the local residents in the well-looked after terrace properties immediately opposite.

2. **The harm to the setting of the villa** - Oakley Villa is one of the diminishing number of fine villas for which the area is known. As with all such heritage assets, its setting is as important as the building itself. Given the recent history of the site, any redevelopment is an opportunity to maintain and enhance the character of the villa's setting and such an opportunity should not be lost. Rather than enhance the setting, these proposals will dominate the villa both at great height to the northern boundary and from behind on Langley Road.

   Further, the overspill on to the streets of re-located parking for such large numbers would be highly undesirable.

3. **The very significant harm to the local community** – where City Council housing policy prioritises the creation and maintenance of stable and sustainable communities in predominantly family-base accommodation, the presence of a further 440 students in the area would threaten the local community on Langley Road and the streets behind with further and unsustainable imbalance from an increasingly transient population.

[redacted]

[redacted]

[redacted]

Fw: Planning Application Reference Number: 129020/FO/2020

Planning <[redacted]
Mon 01/02/2021 16:31
To: Robert Griffin <[redacted]

Regards

Technical Support Team (Planning)
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: 01 February 2021 12:36
To: Planning <[redacted]
Subject: Planning Application Reference Number: 129020/FO/2020

Dear Sir/Madam,

I am writing to you in regards to the above-mentioned Planning Application and would like to advise you that my wife and I both **STRONGLY OBJECT** to this project. We reside at 3 Mabfield Road, Fallowfield and have done so for close to 40 years. We object this building for the following number of reasons,

1) The harm that this will do to Platt Fields Park and users of the park. The development itself has little outside space. What effect will the tower building have on the park?

2) Parking issues that this will create. There will be only be 4 extra parking spaces available for 425 students.

3) Noise and disturbance resulting from use. This development will lead to a lot more noise, rubbish and litter in the surrounding area.

4) Loss of biodiversity and trees, as well as drainage issues.

5) The height of the tower will block and spoil the skyline, especially for the users of Platt Fields Park and the local residents. This will be the tallest building in the area by far and will dominate the neighbourhood.

6) Council Policy H12 states that "purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area". The Oxford Road Corridor area, stops at Hathersage Road.

Thank you for reading our concerns regarding this development and we are sure that many more of the local residents will feel exactly the same about this building.

Yours faithfully,

[redacted]

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Fw: Planning ref: 129020/FO/2020

Planning <[redacted]
Tue 02/02/2021 09:04
To: Robert Griffin <[redacted]
Regards

Technical Support Team (Planning)
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: 01 February 2021 20:52
To: Planning <[redacted]
Subject: Planning ref: 129020/FO/2020

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.

2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.

3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.

4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.

5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.

6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.

7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.

8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.

9. Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and

Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.

10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.
I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

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Fw: Planning application reference number 129020/FO/2020. USDAW

Planning <[redacted]>
Wed 03/02/2021 11:35
To: Robert Griffin <[redacted]>Jennifer Connor <[redacted]>

Regards

Technical Support Team (Planning)
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 February 2021 11:08
To: Planning <[redacted]>
Subject: Planning application reference number 129020/FO/2020. USDAW

Dear Sir,

I am objecting to the Planning application reference number 129020/FO/2020. USDAW

I have already replied on the appropriate form to object but ran out of space.

I have lived and worked in this area for over 40 years. My partner and I have a lot of experience living next to, across from and down the street from student HMO's. The disruption of noise is often 24/24, litter and antisocial behavior is not to be underestimated for local residents, with an increase of another 450 students in the area.

The proposed building and tower will have a detrimental effect on light for both the local residents particulary those in Langley Road, and the adjacent parkland. As said, shading stunts tree growth and affects the eco system in the surrounding area. Damage to root balls with compaction of ground/disruption of ground water during building work potentially affects trees and shrubs, which along with those proposed to be cut down can have problems for bat roostings in the park. It can be expected that local home owners wishing to move (not unexpectedly) would find it difficult to sell as house prices would be affected with this proposa, and potentially end up selling to landlords and creating more HMO's.

There does not appear to be much parking space, and much as we would wish otherwise that students would use the public transport on the Oxford Rd corridor, many students will have their own vehicles, which

would have to be parked on road locally. Residents would be inconvenienced greatly and I have personal experience of this in the past and it is very frustratingand has lead to altercations. Rubbish Disposal is another issue and needs to be addressed.

It is also very close to Manchester High School for Girls, a long established school which could be overlooked by the proposed buildings. The tower would be the highest building around (I understand the Owens Park tower is being demolished as unfit for purpose - so why build another tower?) and could be seen from all across the park and local areas.

We already have over 50% student occupancy in Fallowfield and I cannot see that this property would alleviate the number of HMO's. The rent for these sort of buildings is usually such that the population for which it is proposed - 2nd & 3rd year students are not likely to want to live there and incur more student debt, this was a naive assumption by developers who make assumptions about how students actually live.

The covid crisis may well affect university education, how it's run and how it is delivered and how best to keep students safe in their accommodation. Huge developments on sensitive sites are not the answer.

Yours Sincerely

[redacted]

****

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Fw: Oakley House Planning Application for 425 students Reference Number 129020/FO/2020

Planning <[redacted]>
Tue 02/02/2021 13:28
To: Robert Griffin <[redacted]>
Regards

Technical Support Team (Planning)
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 February 2021 13:19
To: Planning <[redacted]>
Subject: Oakley House Planning Application for 425 students Reference Number 129020/FO/2020

My family and I have lived in Fallowfield since 1983. The residents here have become increasingly distressed by the number of students who have poured into the area since then. 425 more students will make the situation even worse than it is now! Fallowfield already has the reputation of being a solely student village and the party capital of the city! The appearance of the proposed development, directly opposite to Owenst Park, will add to that view. The long term residents of Fallowfield and those students who wish to live a quieter life than some of their student neighbours in the innumerable HMOs, have enough to put up with, without an extra 425 students in an unsightly tower block adding to the disturbance of being woken up at any time of night. The litter and damage caused to the area is left for the older residents to pick up and put right, sometimes with council help.
Policy SP1 states that " planning should create sustainable neighbourhoods of choice " and these should be for all, not just for students who are passing through!
Council Policy H12 states that " Purpose built student accomodation should be located in the areas immediately adjacent to the core university areas ". This development is outside that area but the university chiefs have never been sympathetic to the needs of long term residents!
Parking plans are ridiculous and will cause parking problems for home owners all around the vicinity, overloading of public transport and problems for parents dropping off their children at neighbouring schools.
The character of Platt Fields Park will change. Those who enjoy the peaceful amenities there will have to share it with many more young people who will no doubt think of it as their back garden.
Thereare many more reasons why this development will not benefit Fallowfield and the long term residents which ,I am sure , will be pointed out by other objectors.
I make a plea to the Planning Committee, please do not allow the University and Watkin Jones to take over any more of what is left of this pleasant area and deprive those of us who have settled here of even more facilities and spaces to enjoy.and the possibility for more families to come and live here to make a more balanced population. Thank you.
[redacted]

[redacted]

****

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****

[redacted]

02/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. **Sustainable development.** The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation.** The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. **Core Strategy Policy H12** states: *"location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area"* This development is not in this area.
9. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes"* This development is not a mixed-use scheme.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

03/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
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I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

129020/FO/2020

[redacted]

Tue 02/02/2021 17:54

To: Robert Griffin <[redacted]

I wish to register my strong objection to this proposal. This is a clear case of over-development. What is proposed is too dense and overpopulated for the size and the location of the plot. The park is extremely busy already, as noted on recent walls, making social distancing difficult at times. The park is a highly valued amenity which would suffer greatly from this development as there would be loss of mature trees. Furthermore, trees in the park will be compromised by the closeness of the new-build with inevitable damage to the root system. They will also be overshadowed and there be an overall loss of light. This proposal is not in line with MCC Tall Buildings policy, which requires tall buildings to be contextual. The context of this proposal is the park on one side and a nice 2-storey terrace on the other side (Langley Road). The taller block will be towering over the park, the area next to Shakespeare Gardens. The proposed 4-5-storey terrace with a 13-storey behind will completely dwarf existing 2-storey terraces.

I do not believe that additional student bedrooms will not decrease the number of HMOs in the area (as applicants claim). It will have the opposite effect driving the remaining local families away. First year students who would predominantly occupy the proposed hall would end up partying in other local student HMOs adding more numbers and disturbance to already unbearable situation, with a detrimental effect on the local community. There are play areas in the park much used by children and an increase in student numbers is likely to have an impact upon the demographic of those using the park, where there is already evidence of drinking and eating of fast food, adding to the litter problem. City Centre locations and sites close to university campuses would be more appropriate for this type of development as they would support students' social life.

Finally, this would result in a loss of an employment site, as existing USDAW offices are in a good condition and could be used as a local business hub. Their demolition rather than refurbishment would go against carbon neutral targets & environmental policies.

[redacted]

[redacted]

[redacted]

129020/FO/2020

[redacted]

Tue 02/02/2021 17:56

To: Robert Griffin <[redacted]

I wish to register my objection to this proposal in the strongest possible terms. This is a clear case of over-development. What is proposed is too dense and overpopulated for the size and the location of the plot. The park is extremely busy already – I run there frequently and it is very busy – I have on occasion counted up to 50 joggers. The park is a highly valued amenity which would suffer greatly from this development as there would be loss of mature trees. Furthermore, trees in the park will be compromised by the closeness of the new-build with inevitable damage to the root system. They will also be overshadowed and there be an overall loss of light. This proposal is not in line with MCC Tall Buildings policy, which requires tall buildings to be contextual. The context of this proposal is the park on one side and a nice 2-storey terrace on the other side (Langley Road). The taller block will be towering over the park, the area next to Shakespeare Gardens. The proposed 4-5-storey terrace with a 13-storey behind will completely dwarf existing 2-storey terraces.

As a university lecturer, I fully appreciate the need for students to live somewhere, but additional student bedrooms will not decrease the number of HMOs in the area (as applicants claim). It will have the opposite effect driving the remaining local families away. First year students who would predominantly occupy the proposed hall would end up partying in other local student HMOs adding more numbers and disturbance to already unbearable situation, with a detrimental effect on the local community. City Centre locations and sites close to university campuses would be more appropriate for this type of development as they would support students' social life.

Finally, this would result in a loss of an employment site, as existing USDAW offices are in a good condition and could be used as a local business hub. Their demolition rather than refurbishment would go against carbon neutral targets & environmental policies.

MY ADDRESS: [redacted]

Kind regards

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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Fw: Objection to Planning ref: 129020/FO/2020

Planning <[redacted]
Wed 03/02/2021 08:53
To: Robert Griffin <[redacted]
Regards

Technical Support Team (Planning)
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 February 2021 08:02
To: Planning <[redacted]
Cc: Emily Rowles <[redacted] Mahadi Mahamed <[redacted] Sameem Ali <[redacted] Zahra Alijah <[redacted] Jade Doswell <[redacted] Ali Ilyas <[redacted]
Subject: Objection to Planning ref: 129020/FO/2020

[redacted]

[redacted]

[redacted]

29/01/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
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4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.

6. **Sustainable development.** The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation.** The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
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10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

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[redacted]

[redacted]

[redacted]

03/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

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I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

Fw: planning reference 129020/FO/2020

Planning <[redacted]
Wed 03/02/2021 08:58
To: Robert Griffin <[redacted]
Regards

Technical Support Team (Planning)
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 February 2021 20:00
To: Planning <[redacted]
Subject: planning reference 129020/FO/2020

Dear Sir/Madam

Re planning ref 129020/FO/2020
I would like to make the following objections based on the following reasons -

1.Loss of light or overshadowing a beautiful and secluded part of Platt Fields.
2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.
3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.
4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.
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10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.
I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Best wishes
[redacted]

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Fw: proposed building of more student accommodation in Ladybarn

Planning <[redacted]>
Wed 03/02/2021 08:59
To: Robert Griffin <[redacted]>Jennifer Connor <[redacted]>

Please see below
Regards

Technical Support Team (Planning)
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 February 2021 19:54
To: Planning <[redacted]>
Subject: proposed building of more student accommodation in Ladybarn

I was born in [redacted] and have lived in the same house for the last 84 years, yes 84!

We don't need any more student accommodation, this is a residential area and we are gradually being overtaken.

The University should provide its own accommodation nearer to the university.

[redacted]

****
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[redacted]

03/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
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10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

[redacted]

2 February 2021

Manchester City Council
Ms Julie Roscoe
Director of Planning, Building Control & Licensing
Level 6 - Town Hall Extension
PO Box 532
Manchester M60 2LA

Dear Ms Roscoe

OAKLEY VILLA : PLANNING APPLICATION REF 129020/FO/2020

I have lived in Victoria Park and Fallowfield for over 45 years and am writing to object to the Proposals contained in the above Planning Application submitted by Watkins Jones.

My principal objections are that there will be damage:

to the Park and the Environment:

- The 13 storey tower block overpowers the park and users.
- Trees will be lost to the development both by removal to allow the construction works and by damage during the piling & construction works.
- There will be an increase in litter
- There is very little amenity space on the USDAW site and students will undoubtedly spill out into the park spoiling the quiet ambience.
- There would be significant light pollution affecting the wide range of wild life supported by the park.
- There will be significant noise pollution.

to the Villa Setting:

- The Langley Road Block and the brutal 13 storey tower block create a backdrop that would have major adverse effect on the existing villa.
- The development contravenes the Council's Tall Buildings Policy.

to the Local Community:

- The development of Purpose Built Student Accommodation (PBSA) already existing in Fallowfield has seriously affected viability and sustainability of our community.
- The proposed additional PSBA. Will not improve our neighbourhood.
- The applicants claim that the proposed development will encourage students to move away from HMOs is unlikely to occur. The high rental price will deter potential tenants.
- There are already enormous problems of noise, anti-social behaviour, crime and overburdening of services that will be further aggravated.
- Already more than half of the local population are students, to add to them will drive further families away inflicting further damage to the resident community.
- There sems to be a belief held by Manchester University and students generally that Fallowfield is "their campus" and the addition of a further PBSA will only perpetuate this incorrect view.
- The proposed development looms over the two storey terraces on Langley Road, impacting on their privacy, quiet and quality of life

- What social benefit will the development bring? There is no nett increase in GVA, jobs or investment.

Access, parking, servicing, traffic generation etc:

- There is inadequate parking planned within the development and limited on street parking. This will be a serious nuisance to local residents.

- At the start of term an additional 425 students will arrive over a very short period each with a parent/s and a delivery vehicle how will traffic management be managed?
- There is already gridlock when Owens Park opens up at start of term.

- Access to and from Langley Road and on to Wilmslow Road is not easy now, in that it requires crossing a dedicated bus lane which is usually very busy. The additional traffic generated by the proposed development will have an adverse effect on traffic management requirements and highway safety.

- There is already the large “student” bus stop right outside the site, during term time the students already here require marshals to control numbers, a further 425 will only compound the issue.

In conclusion the proposed development should be reconsidered, The impact of the additional student numbers on the local community and relevant services will be difficult to sustain.

I ask you to refuse approval of this application and to explore alternatives which could be more acceptable.

Yours sincerely

[redacted]

[redacted]

dvn 3rd February 2021

Manchester City Council
Ms Julie Roscoe
Director of Planning, Building Control & Licensing
Level 6 - Town Hall Extension
PO Box 532
Manchester M60 2LA

Dear Ms Roscoe

PLANNING APPLICATION REF 129020/FO/2020 OAKLEY VILLA, FALLOWFIELD

I am a long term resident of Fallowfield, 42 years since 1979, and am writing to protest and most strongly object to the Planning Application for the proposals for the above site which constitute the most serious threat to our community and its environment we have seen in recent years.

I summarise the heads of my objections below:

The Council's Planning Policies:

- The policy H12 states that Purpose Built Student Accommodation (PBSA) should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor, further defined as somewhere the university is within a 20 minute walk thus reducing any dependence on public transport.
  The Oakley House site is clearly outside the preferred area, the Oxford Road corridor ending at Hathersage Road.

  The development is not mixed use as required by policy.

- The developers claim that the development would lead to the freeing up of family house HMOs in the community but there is no Council or Government policy or data to support this. Most students stay in hall or similar accommodation for their first year but for their second and third years they generally want to live together in groups in communal houses where they are free from supervision and can indulge in activities and behaviour that wouldn't be tolerated in PBSA Managed accommodation.

  The cost of the proposed accommodation is significantly greater than rent in a house share and doesn't offer the same freedom.

- **The Size, Appearance, Density of the Proposed Development:**

  The height of the tower and other blocks will severely impinge on the skyline particularly for users of Platt Fields Park, Oakley villa would be completely dwarfed.
  This is true from all aspects but particularly when viewed from Wilmslow Road, clearly illustrated in the following photographic montage; note also the overpowering effect on the domestic properties on Langley Road.



The existing tower block on the Owens Park development is scheduled for demolition so why on earth replace it with another in an area where there are no high rises of any type?

- **Daylight, Sunlight and Overshadowing:**

  The development would loom over the two-storey terraces on Langley road threatening their peace, light security and amenity. There would be further impact on the Langley road residents since the development would be 24/7 with no respite, particularly at night and in the early hours, when there would be a stream of Deliveroos, taxis and the like servicing the residents in what is currently a relatively quiet road.

- **Overlooking or Loss of Privacy:**

  The four storey block running the length of Langley Road overlooks the two storey housing and will create serious overlooking issues.

- **Means of Access, parking, servicing, traffic generation & highways safety:**

  There is inadequate parking planned within the development and limited on street parking. This will be a serious nuisance to local residents.

  When terms start an additional 425 students will arrive over a very short period each with a parent/s and a delivery vehicle how will traffic management be managed? When Owens Park opens up Wilmslow Road is almost a no go area!

  Entry and egress to the site from Langley Road and on to Wilmslow Road isn't easy now in that it requires crossing a dedicated bus lane which is usually very busy, the additional traffic generated by the proposed development will likely have an adverse effect on traffic management requirements and highway safety.

  There is already the largest bus stop in the UK right outside the site, during term time the students already here require marshals to control numbers, a further 425 will only compound the issue.

- **Impact on Landscape and Ecological Habitats:**

  The wooded skyline and parkland outlook across Platt Fields will be lost. During construction around 50% of trees on site could be lost with others being put at risk by the construction activities, including piling.

  The tower block will shade a line of sycamores reducing the amount of sunlight they receive.

  There will be significant light pollution into the park and this will badly affect both users but more importantly wild life. The park is home to a huge variety of wild life including several species of bats, owls, badgers, herons, ducks, swans etc.

  There is a real danger that the park will become an adjunct of the proposed development, there is so little in the way of external amenity space that student residents would spill over into the park and disrupt the ambience, spoiling it for all.

- **Noise, Disturbance, Crime & Imbalance of the community:**

  Fallowfield already has an enormous imbalance in the population ratios with very large numbers of students, in fact in the M14 6 post code area 56% of the population are students, 11,195 people and any further increase in student numbers as proposed by this development with further damage to the full time resident community.

  There are already huge problems of noise, nuisance, drug dealing, drunkenness, anti-social behaviour and crime in Fallowfield generally and Fallowfield Brow specifically these issues are driving families away and this trend will only increase unless there is an enforcement of the Council directive that Planning Officers should consider that PBSA should be located in the city centre, the Oxford Road Corridor and certain other excepted areas only as previously mentioned.

  Unfortunately, the huge numbers of students in Fallowfield have led to a belief by the University of Manchester and these students that Fallowfield is "their campus" and the development of the Oakley Villa site as PBSA will only serve to reinforce the fallacious belief that Fallowfield is student land!

In conclusion the proposed development is ill considered, there has been no thought given to the impact of the additional student numbers on the local community and services nor the detriment to the street scene which would be further damaged by the construction of another "mini-town" complete with tower block.

There are many local people who are desperate for affordable housing and who would make a meaningful contribution to the community as long term residents, why not consider this as an option, I would support this approach wholeheartedly.

I urge you to refuse approval of this application and consider alternatives that would contribute positively in resetting the balance and sustainability of our community.

Yours sincerely [redacted]

[redacted]

Fw: Ref: 129020/FO/2020) 188 Wilmslow Road

Planning <[redacted]
Wed 03/02/2021 10:28
To: Robert Griffin <[redacted]
Regards

Technical Support Team (Planning)
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 February 2021 10:22
To: Planning <[redacted]
Subject: Ref: 129020/FO/2020) 188 Wilmslow Road

To whom it may concern
I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. **Sustainable development.** The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation.** The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. **Core Strategy Policy H12** states: *"location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area"* This development is not in this area.
9. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes"* This development is not a mixed-use scheme.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

****

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Fw: Planning ref: 129020/FO/2020

Planning <[redacted]
Wed 03/02/2021 10:29
To: Robert Griffin <[redacted]

Regards

Technical Support Team (Planning)
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 February 2021 10:01
To: Planning <[redacted]
Subject: Planning ref: 129020/FO/2020

Planning ref: 129020/FO/2020

To whom it may concern
I wish to object to the above referenced planning application on the following grounds:
1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.
2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.
3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.
4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.
5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. Traffic generation. The "car-free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.
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10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of

amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

****
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[redacted]

Dear Ms Roscoe,

Application number 129020

My family and I wish to object to the above application: the proposed development of Oakley Villa as a private Student Hall offering over 400 bed spaces.

We live about 600 metres from the development site but [redacted]. We also share the amenities of Fallowfield District Centre with Oakley Villa. It is where we do our supermarket shopping, worship, and use the bus services. We regularly exercise in Platt Fields Park which the proposed development adjoins.

Our primary concern therefore is the cumulative effect of more students living in Fallowfield and its impact on the sustainability of the neighbourhood as a whole.

Owens Park, opposite Oakley Villa, has recently been developed to accommodate more students, as has Allen Hall just to the North. Moreover Manchester City Council's Core Strategy(2012-2017) gives data(page126) that Oakley Villa is sited in a neighbourhood in which 60-89% of households are Council Tax exempt properties. The majority of these will be student Houses in Multiple Occupation. My own immediate neighbourhood just to the South has 50-59% of households living in Council Tax exempt properties.

The negative consequences of such an over dominance of students in Fallowfield has been well documented. In the GMP Crime Impact Statement it is noted that burglaries in the area are 238% higher than the overall rate for England and Wales. Another consequence is the distortion of the retail 'offer' in the District Centre to serve students: cheap takeaway food outlets, bars and clubs. We suffer from night time disturbance during term times as students make their way home from social events in the small hours.

It has been argued that increasing Hall accommodation will attract students out of HMO housing. We have no evidence of that in our neighbourhood. We would draw your attention towards the 'Fresh Student Living' website. This company which is to manage the Oakley Villa development has a student block in Birmingham - Onyx House. For the academic year 2021/22, rooms are priced at £150 - £200 per week. Local student HMOs in Fallowfield are currently being advertised, for example by Buraq Estates, from £85 per person per week. If 'Fresh Student Living' propose room rents comparable to the ones in Onyx House they will not draw young people out of HMOs in our locality.

Student Halls have a high density of tenant accommodation as do houses converted to HMOs. (For example a six bed family house at 17 Clifton Avenue now houses 19 students.) The negative impact on our neighbourhood and District centre is not only from the demographic imbalance created by a dominance of students and its impact on retail, the housing offer and crime. A further consequence is the sheer strain of an abnormally high density of population on the local infrastructure and amenities: long bus queues, overflowing bins, pavement parking, excess drinks and takeaway litter and a crowded local park.

We have a particular concern about Platt Fields Park. The paucity of outdoor space on the proposed development site relative to the number of student tenants suggests an assumption that the park will be their back garden. This is in our view an unacceptable appropriation of public amenity space already stressed by popular usage.

We are also gravely concerned by the recommendations in the Crime Impact Statement that security lighting at the development should produce 'white light', 'metal halide'(para 4.5)and lighting should be on 'from dusk to dawn'(para 3.3.9). This 'intense white light' is an acknowledged source of light pollution not only dazzling to the eye but harmful to wildlife. (Journal of Applied Ecology 24/08/17).

The Crime Impact Statement recommends a variety of other security features. This suggests to us that the Oakley Villa site is entirely inappropriate for a development which will increase the numbers of transient young tenants in the neighbourhood. We need stability in the area. Settled residents in family housing and committed to their neighbourhood underpin local security.

The whole thrust of MCC's Core Housing Policies is to create Neighbourhoods of Choice, to create a 'more balanced housing market' since 'a sustainable community must provide opportunities for a mix of households'

We urge you to reject a proposal that so blatantly undermines key policy objectives of Manchester City Council.

Sincerely,

[redacted]

Fw: Planning application for USDAW site, Fallowfield

Planning <[redacted]
Wed 03/02/2021 13:28
To: Robert Griffin <[redacted]
Regards

Technical Support Team (Planning)
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 February 2021 12:04
To: Planning <[redacted]
Cc: [redacted] < [redacted] Jade Doswell
<[redacted]
<[redacted]
Subject: Planning application for USDAW site, Fallowfield

[redacted]

[redacted]
03/02/2021

Planning ref: 129020/FO/2020
To whom it may concern
I have just been made aware by the Friends of Platt Fields Park of this planning application which will destroy the peace and quiet of this local area and directly contradict the Council's commitment to tackle climate change, protect wildlife, protect green spaces and promote the health and well being of local people. I have copied the Friend's objection letter into this email and added my personal comments below.

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
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8. **Core Strategy Policy H12** states: *"location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be*

located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.

9. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes"* This development is not a mixed-use scheme.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

I would like to add some personal comments. The park is a vital support to local people (especially at this time of the pandemic). It provides exercise, fresh air and quietness, particularly the beautiful and historic Shakespearean Garden. It makes no sense for the Friends of Platt Fields to be awarded a grant of £17,000 to restore and improve the Shakespearean Garden to then destroy the area around it. I depend on the park myself for dog walking, cycling, meditation, meeting friends and connection with nature. I have limited contact with other people (even without the pandemic) as I can't work because of heath problems. Talking to other dog walkers is sometimes my only contact with others and being able to walk to a peaceful, green space, to see and hear the birds and foxes is essential for my wellbeing. We need to do everything we can to keep the park as the haven it is for local people and wildlife. I can't understand why a development which includes cutting down trees and building a tower block in this peaceful place would even be considered. Please do not approve this application.

Thank you for listening

[redacted]

Sent from Mail for Windows 10

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Fw: Objection application 129020/FO/2020

Planning <[redacted]>

Wed 03/02/2021 15:21

To: Robert Griffin <[redacted]>

Regards

Technical Support Team (Planning)
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 February 2021 14:35
To: Planning <[redacted]>
Subject: Objection application 129020/FO/2020

[redacted]

03/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

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I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

This development proposal is additional to that of the 'Toast Rack' building (formerly MMU) on the corner of Old Hall Lane. Together, they would have a significant impact on the area with increased parking, traffic, etc.

Regards,

[redacted]

****
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[redacted]

03/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

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I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards [redacted]

Oakley Villa/Usdaw Planning Reference 129020/FO/2020

[redacted] <[redacted]

Wed 03/02/2021 20:44

To: Robert Griffin <[redacted]

I wish to lodge an objection to the proposed plans on the Oakley Villa/Usdaw site in Fallowfield , Manchester M14 for the following reasons:
the building is too big/tall, with a pitched high roof, and will look over the park, and the houses in Langley Road and Wilmslow Road . Students will congregate in the park as there is no space in the site for them to socialise. Increased noise and traffic pollution will also be a result of this project. It will harm the environment, the wildlife, natural habitat, destroy trees as well. Oakley Villa is not at risk, but this will change the character of an important historical site. Heavy construction will destroy many more trees. It does not help the area/community in any way or create any jobs for the local people. It will impact on carbon emissions. It will increase litter problems. Is Manchester University aware of these proposals? Who will manage the site and provide the best care and attention for the students and their wellbeing?
Only two minutes away on 281 Wilmslow Road, Allen Hall has just been refurbished for student accommodation so is there really any need for another student residence in this area? Many years ago William Royle left us the great gift of Platt Fields Park, a key element of the City's Green Infrastructure to be enjoyed by all Nations and it is one of the most popular parks in the whole of Manchester! Recently Platt Hall has been refurbished and returned to its former glory incorporating the courtyard and Gates and hopefully soon, visitors from far and wide will visit and enjoy it's beauty and history! This is rich heritage the people and city of Manchester have left us to enjoy, to preserve at all costs, no matter what and to hand on to future generations to experience the same joy and happiness we have experienced in this beautiful park! Once a little bit goes.....what/where next? It is wonderful to see that Manchester City Council, the Victorian, Heritage team and everybody is trying hard to save Manchester's Heritage ! Thank you for reading my concerns. Yours sincerely,

[redacted]

Fwd: students: Planning application 129020/FO/2020

[redacted]

Thu 04/02/2021 02:10

To: Robert Griffin <[redacted]

---------- Forwarded message ---------
From: [redacted]
Date: Thu, 4 Feb 2021, 02:06
Subject: students: Planning application 129020/FO/2020
To: <[redacted]
Cc: <[redacted]

Dear Sir/ Madam

I would like to strongly object to the proposed change of the old USDAW building in to student accommodation.
I have lived in fallow field since 1970. The area has changed from a lovely family oriented area with a small student population to a neighborhood dominated by greedy landlords and disrespectful student tenants.
The new student accommodation that is being proposed is going to add another 425 students to an area that is already saturated with students who bring with them a plethora of problems and anit social behaviour. We have to endure criminal damage to our garden hedge, garden gate being destroyed and criminal damage to my car. We have drunken students openly urinating, soiling and vomiting in the street and our garden. Drugs being openly bought and sold in the street and being delivered to student accommodation. Parties that cause a huge noise level issue and vile and disgusting behaviour which spills out in to the street till the early hours.
The USDAW building in my opinion will add to this appalling current situation and will be an eyesore and have a detrimental effect on nearby Shakespeare gardens in platt fields park. PLEASE do not let this planning request to go ahead and let the fallow filed are deteriorate even further.
The Universities have no interest in the local community and especially where I live we have three old people's homes and the inconsiderate parking of student households and bins left out cause a huge issue for elderly, disabled and those prams trying to navigate pavements strewn with rubbish and bins from students.
Fallowfield has become a attractive area from criminals who target drunken students from drug dealing and sadly mug them as they not able to help themselves due to being intoxicated.
Allowing the conversion of the building will add to noise, litter and crime problems which already blight our area which is our home and not just a temporary living space.

As a local person who works my ability to do my work role is greatly affected by the appalling conduct of some students who have a disrespectful and offensive attitude to local permanent residents.I am regularly suffering from disturbed sleep leading to not functioning properly the following day.
I have elderly neighbours who are terrified by the actions of the thoughtless and ignorant student neighbours.

Please kindly acknowledge receipt of this email.

[redacted].

Objection to purposes planning USDAW

[redacted]

Thu 04/02/2021 08:12

To: Robert Griffin <[redacted] Planning <[redacted]

Good Morning

I am sending this email to formally express my objection to granting permission to convert the USDAW building on Wilmslow road opposite Owens Park into purpose built student accommodation.

Fallowfield is already oversaturated with both purpose built and private student accommodation. It is unnecessary to grant permission for further such accommodation to be built there is an oversaturation in the small quarter mile territory as it is.

The social fabric of Fallowfield has been completely destroyed as families and private residents who live in the area long term are surrounded by students who only live here for a year at a time. It attracts more crime more burglaries more drug dealing it's simply not acceptable for the council to allow for more student accommodation to be created in light of this.

Regards

[redacted]

[redacted]

Fw: Planning Application – Ref: 129020/FO/2020 – Oakley Villa, Wilmslow Road, Fallowfield Manchester M14

Planning <[redacted]>
Thu 04/02/2021 08:34
To: Robert Griffin <[redacted]>
Regards

Technical Support Team (Planning)
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: 04 February 2021 08:10
To: Planning <[redacted]>
Cc: [redacted]
Subject: Planning Application – Ref: 129020/FO/2020 – Oakley Villa, Wilmslow Road, Fallowfield Manchester M14

Dear Ms Roscoe,

Planning Application – Ref: 129020/FO/2020 – Oakley Villa, Wilmslow Road, Fallowfield Manchester M14

I am writing as a resident of [redacted], Fallowfield and was born in Fallowfield and went to school here. I am objecting to the above proposed development of a beautiful Victorian villa with Art Deco and Art Moderne extension. To lose such a beautiful building and for it to be converted to student accommodation saddens me greatly. Yet again another beautiful building to be incorporated into such a bland and completely overpowering re-development. The illustration below highlights the intimidating and overwhelming impact on the surrounding residential low level buildings and relative to the trees currently located on the site/within Platt Fields park. As someone who lives in close proximity to this proposed development I was surprised not to have received any notification allegedly distributed to local residents.



I set out below my objections to this development.

It does not promote a sustainable neighbourhood. The area already has an unbalanced population with very large numbers of students.56% of the population of the M14 6 postcode are students. Policy SP1 states that planning should create sustainable neighbourhoods of choice.

Harm to Platt Fields Park and users of the park - the park will become a student playground because there is little amenity space within the development which is right next to the park. This may lead to an increase in alcohol and drug use in the park as well as increases in noise and litter. The wildlife, currently very diverse for such a park, will be greatly impacted by the 24/7 lighting from the tower block. Shakespeare gardens will no longer be a quiet space, which has been a great benefit to residents particularly during the pandemic.

Parking issues - there will be 3 x disabled parking spaces, 4 electric charging points and 1 standard parking space. At the start of term 4 extra spaces will be made available for the arrival of 425 students. This will create parking problems elsewhere, many students bring a car to University (especially now due to pandemic).

Overload on local services - more pressure on local services such as supermarkets, doctor's surgery, public transport.

More students are likely to lead to **more student night life** in the area and more disturbance for residents who want to sleep.

Loss of biodiversity and trees, drainage issues due to more foundations and hard surfacing.

Likely increase in noise and anti-social behaviour due to volume of people on the site.

Transport issues - Wilmslow Road is already very congested, adding hundreds more students to a site also close to schools is likely to create more problems.

Visual amenity - the height of the tower and other blocks will spoil the skyline especially for users of Platt Fields park.

The developers claim it will lead to the freeing up of family houses in the community but there is no policy to support this and thus is **likely to increase the numbers of students in the area who may wish to live in house shares in second and third year**. The cost of the accommodation on this site is significantly more expensive than rent in a house share.

Council Policy H12 states that "**purpose built student accommodation should be located in the areas immediately adjacent to the core university areas**, principally the Oxford Road Corridor area" This site is outside of that area which stops at Hathersage Road.

The above are just a few of my objections to this development. I urge the Planning Committee to reject this planning application.

Yours faithfully,

[redacted]

****

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Fw: Planning application - Ref: 129020/FO/2020 - Oakley Villa, Wilmslow Road, Fallowfield Manchester M14

Planning <[redacted]>
Thu 04/02/2021 08:34
To: Robert Griffin <[redacted]>
Regards

Technical Support Team (Planning)
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 February 2021 22:24
To: Planning <[redacted]>
Cc: [redacted]
[redacted]<[redacted]>
Subject: Planning application - Ref: 129020/FO/2020 - Oakley Villa, Wilmslow Road, Fallowfield Manchester M14

Dear Ms Roscoe,

Planning application – Ref: 129020/FO/2020 – Oakley Villa, Wilmslow Road, Fallowfield M14

I am writing to object most strongly to the above planning application submitted by the developer Watkins Jones. The reasons for my objections to this planning application are set out below.

Manchester City Council (MCC)'s Planning Policies
MCC's H12 policy relates to Purpose Built Student Accommodation (PBSA) and states such accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor. This is regarded as somewhere where the university is within a 20 minute walk to reduce usage of public transport. The Oxford Road Corridor ends at the junction of Hathersage Road and Wilmslow Road therefore the Oakley Villa site is quite clearly outside the Oxford Road Corridor.

Additionally the Oakley Villa development is not mixed use as set out by policy.

The development fails to address Council policies for "prevention, reduction, re-use, recycling/composting, energy recovery, final disposal, of waste or provide 'innovative construction' to reduce carbon emissions.

In December 2020 MCC effectively directed their Planning Officers to consider PBSA development in the Manchester city centre, the Oxford Road Corridor and certain other excepted areas only. The Oakley Villa development does not fall into any of these areas.

The planning application also contravenes the MCC Tall Buildings policy.

MCC's Policy SP1 states that planning should create sustainable neighbourhoods of choice.

Size and Appearance of proposed development

The overpowering and intimidating appearance of a 13-storey residential block on the surrounding area will severely impact negatively for the residents of Langley Road and users of Platt Fields Park, in an area of low level buildings. This is clearly illustrated via the photographic montage set out in this communication. I would totally dismiss any correlation with the current Owens Park Tower on the Fallowfield campus owned by The University of Manchester. The development of Owens Park took place at a time when planning laws were considerably less stringent and the views of local residents were even less acknowledged than they are now. Also the Owens Park Tower is scheduled for demolition - at some point.



Density of proposed development

The developer proposes to house approximately 425 students on the Oakley Villa site. The impact of this additional number of individuals on the local area will add yet again to an already complete imbalance in the local community. This development would certainly save The University of Manchester any further capital expenditure on student accommodation. I am also at a loss as to why Diana Hampson, Director of Estates and Facilities at The University of Manchester, fully supports this development. When the planning application for the re-development of Allen Hall (a former University of Manchester hall of residence and now branded as Mansion Point) was submitted, The University of Manchester were strongly opposed to the planning application for its re-development. Also in a recent planning debacle related to the Mackintosh village 55-storey student development – the residents there don't want a 'Fallowfieldisation' – The University of Manchester commented that it 'does not support the proposal as it is not convinced there will be the demand for PBSA going forward'. In addition the University said 'it has reservations about the proposal including rents being too high for students and a lack of communal space. The weighted average rent of a university owned leased or nominated bed is £131 per week'. The minimum weekly rental for a room in the Oakley Villa development is approximately £160 as a starting price. There are obviously very mixed messages coming from The University of Manchester concerning PBSA developments and the influence they appear to be exerting concerning this planning application.

Parking, Servicing, Traffic Generation and Highways

The planning application refers under car parking to the provision of 4 electric charging points, 3 disabled parking bays and 1 standard parking bay. There is a slight increase at the beginning and end of the various semesters when students will be dropped off/collected. For these drop offs/collections there is the possible turn round of 36 vehicles per hour. How can this level of traffic movement be accommodated, particularly on roads built during the Victorian period. The roads around the site of Oakley Villa are already clogged with the parked vehicles belonging to students. Also the idea that residents of this proposed development are the type of students not to bring a car to university is laughable.

The ingress and egress of vehicles via Langley Road and Wilmslow Road – frequently quoted as the busiest bus route in Europe – will create considerable traffic congestion on an already clogged main artery in to Manchester city centre. This junction is at the same location as a major bus stop, bus lane and very busy cycle lane, with the considerable potential for an adverse effect on traffic management needs and highway safety, particularly for cyclists. Or is part of the development to completely re-work the road system in the immediate facility to accommodate this development? Is road widening proposed?

As the proposed development comprises self-catering apartments the potential for 24/7 food delivery traffic is likely to be heavy. Such deliveries are made not only by moped or bicycle but also private cars – another traffic issue. Also the 24/7 use of taxis by students will add to the non-stop flow of vehicles at all times of the day and night. Online buying such as Amazon and Asos is very popular with students so again delivery vehicles at all times of the day and night. This together with the supermarket delivery services that are also very popular with students, will add to the adverse 24/7 traffic flow.

Impact on Landscape and Ecological Habitats

Because of the proximity of Platt Fields park to the proposed development and the paucity of amenity space within this development I have considerable concern that the park will automatically be regarded as an extension/playground by residents. Platt Fields is an amenity space for the local community, including many families of the surrounding areas which comprise primarily social housing, not just student accommodation.

With the development of this site and knowing of Watkins Jones previously experienced predilection of taking a chainsaw to any tree – see development of Egerton Road housing and disappearance of even TPO trees – in its way, I have very little faith in any of the current trees surviving this development. When it comes to piling, the trees will definitely lose out. Trees in the park will also be lost. The tower will deprive a line of beautiful sycamores in the park of sunlight.

Platt Fields park has a thriving and varied bat population – I have been on a number of bat walks around the park over the years. The light pollution from the tower block in this part of the park will also be very deleterious to the wildlife. There is a thriving variety of wildlife including foxes, owls, badgers, herons, ducks, swans and overwintering birds.

The Shakespeare garden within Platt Fields park, which is very close to the proposed development site, is currently a place of calm, away from the main part of the park. With the proximity of a tower block housing some 425 residents all having personal sound systems (note open windows during the summer) and the lack of any on-site amenity space it is very likely to be used as a potential area for late night social gatherings/raves. Many students run a business supplying sound systems for raves/parties.

Continued imbalance of the community, noise, disturbance and crime

Within the M14 6 postcode areas 56% of the residents are students, so in excess of 11,000 people. This surely cannot be regarded as a balanced community. In an attempt to evidence and engage with student residents and advise that long term residents also live in Fallowfield, the cultivation of RHS award-winning tree bases/pits in some local roads is highlighted. In the Fallowfield Brow area, where the Oakley Villa development is proposed, families continue to move out.

Fallowfield already suffers considerably with noise problems, antisocial behaviour, blatant on-street drug dealing, litter, use of front gardens as lavatories, vomit on the pavement and crime/burglaries. Additionally there is an unprecedented number of takeaways all wishing to trade in the early hours of the morning. Evidence of such takeaways is regularly found in side streets. On numerous occasions when students have had their antisocial behaviour highlighted to them the response is 'why don't you move then'? The University of Manchester is in the process of appointing a Neighbourhood Officer, to work with the current Off Campus Officer. Is this finally recognition there is a problem with off campus students? The Oakley Villa development will be regarded as off campus. I am not convinced the proposed level of security and management will be sufficient to safeguard the local community.

Generally

The applicant advises that this development will appeal to 2nd or 3rd year students. I would question that thinking. These self-catering 4-bedroom apartments with a communal area will effectively be a private hall of residence with a weekly rental in the region of £160 minimum. The majority of students want to escape a hall of residence environment after their first year at university and move in to an HMO with upwards of 6-10 friends made in their first year at university. And with a less expensive weekly rental, thus opening up numerous opportunities for parties and general freedom to behave in an unrestricted way, devoid of any social responsibility to the local community. This development will most definitely not free up current HMOs. Many HMOs have large gardens and are actively marketed by landlords as very much a bonus, which is not

lost on student renters. I therefore do not see how this proposed development will reduce the desire by 2nd and 3rd year students to move into managed accommodation, thus freeing up accommodation for families.

There is no 'social benefit' in planning terms to offset the harm caused by this proposed development. There is no nett increase in GVA, jobs or investment.

The development does not consider the merits of the existing Art Deco/ Moderne extension.

The applicant has not demonstrated that the development is affordable or deliverable.

Finally, the modus operandi adopted by the developer leading up to this planning application could be regarded as more than disingenuous. It made statements about public consultation. The area where information leaflets were distributed predominantly comprised parks, schools and an area within the immediate vicinity of Oakley Villa (which is primarily student lets) and used Sainsbury's supermarket on Wilmslow Road as a boundary for the leaflet delivery south of Oakley Villa. Presumably because the developer anticipated opposition to this development. Many local residents were only made aware of this development, which will have a major impact on many of them, by word of mouth. Another recent planning proposal actually mailed residents with an information flyer, the catchment area of which is far more extensive than the Oakley Villa proposed development. Additionally the statement issued by Watkin Jones within the planning application documentation seemed to omit comments concerning the potential re-development as a retirement complex. What else has been expunged?

As set out in my opening paragraph I would strongly urge the Planning Committee to reject this planning application wholeheartedly.

Yours faithfully,



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MANCHESTER URBAN DIGGERS

[redacted]

3/02/2021

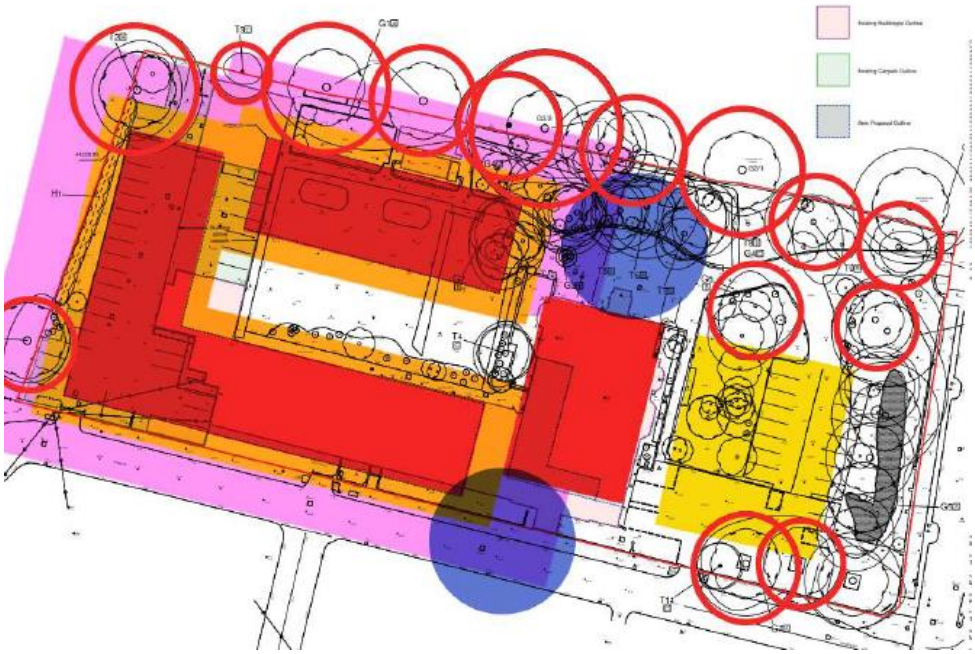
Planning ref: 129020/FO/2020

To whom it may concern

We wish to object to the above referenced planning application on behalf of Manchester Urban Diggers and Platt Fields Market Garden.

We wish to object on the following grounds:

1. **Loss of light or overshadowing** - The proposed tower is more than double the height of the trees in the park on the northern boundary of the site. This will seriously overshadow the park grounds and deprive the vegetation of light to the detriment of the gardens and existing trees. The height of the tower will also ruin what is currently a complimentary tree-lined boundary to the park, being much to the original design of the park when it was purchased over one hundred years ago. There is no assessment of the light pollution from the 13 storey block over the park.



1 Threatened trees highlighted with a red circle. Note that most are outside the site boundary, in the park.

2. **Loss of trees** on the boundary *inside* Platt Fields particularly **six mature sycamores**. The height and proximity of the proposed buildings to these trees will likely lead to their loss. A building of such size will have deep and damaging foundations which will cut through the root ball of those trees, and failing that the loss of light from a building so close and over

twice the height will block out too much sunlight.

Also, there are trees *on the site* which should be considered for TPOs:

a. The large mature Sycamore in the northernmost corner of the site;
b. The line and clusters of trees adjacent to boundary of the park opposite Asburne Hall grounds - predominantly sycamores, hollies and yews near the park, probably pre-dating the land becoming part of the park;
c. Beeches, lime, a large native English/pendunculate oak, sycamores, limes and cherry near Wilmslow Road;
d. Beeches, ash and a crab apple tree near Langley Road.

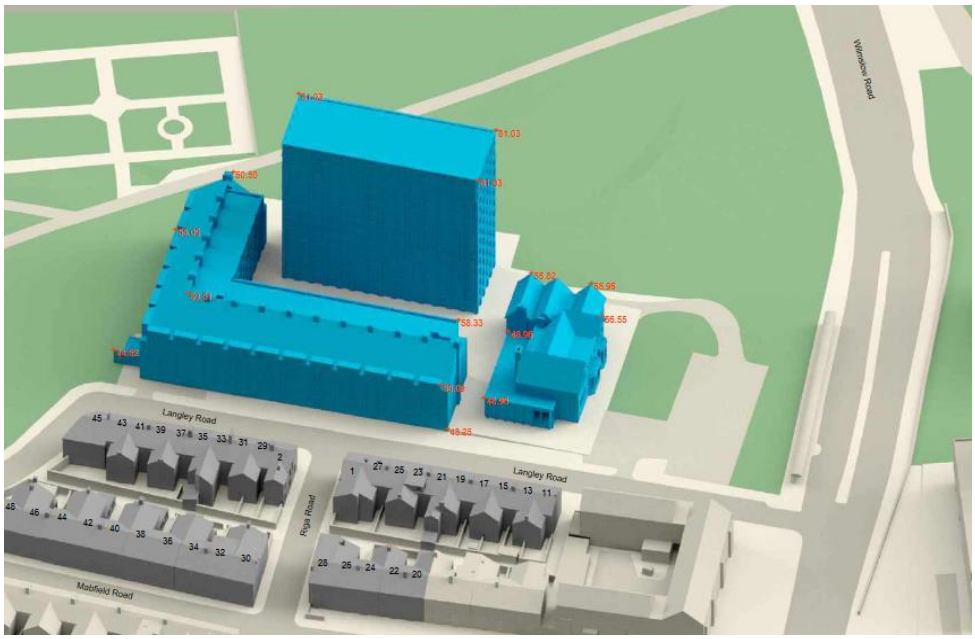
These trees on the side provide the backdrop to Platt Fields in this area. Being remnants of the grounds around Oakley Villa they are a link to the grounds as they were at the time the land was purchased. The loss of such trees would be a loss to the park users.

3. **Noise and disturbance resulting from use**. The Design Landscape Development cites the opportunity for residents to use the park as an open outdoor space, but it is our concern that the residents will dominate the area immediately around the development where there is currently little infrastructure to provide for it. Given that much of the site grounds will be developed and built on, offering only a small "Garden Courtyard" with very little light, is it easy to see how the residents will go to the park for use of outdoor space and dominate the area to the detriment of the existing park users. There is no assessment of the noise pollution from the proposed buildings over what is currently a quiet and peaceful secluded area of the park.

4. **Core Strategy Policy H12** states: *"location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area"* This development is not in this area.

5. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes"* This development is not a mixed-use scheme.

6. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate. The tallest block is extremely close to the boundary with the park. The siting of such a tall building in such a location is contrary to policy and will cause significant visual intrusion and harm to the visual amenity of the public from this and surrounding wards. It will give rise to real harm to foraging wildlife and bats, to trees in the park and to the secluded nature of that part of the park it borders (including the secluded Shakespeare Gardens). The noise and light pollution from such a large number of occupants together with undoubted overspill of activity into the immediate area will be extremely disruptive.



2 The illustration shows how close the development is to Platt Fields, particularly the Shakespearean Garden (top left). The garden is sunken, and so the relative height of the tower is increased.

7. **Nature conservation.** Noise and in particular light pollution will impact on wildlife in this area of the park (particularly nocturnal wildlife such as bats) which is otherwise away from residential areas. The 13-storey tower will blaze with light across the park disrupting the peaceful enjoyment of the park as well as foraging grounds for local wildlife (including badgers as noted in the report.) The appraisal also notes that light pollution is a significant issue for bats and will be have a significant effect on mating and nesting activity (even if bats are re-located in the required manner), which is likely to lead in reduced diversity and public amenity. This directly opposes the efforts of Platt Fields Market Garden to improve local wildlife habitat and biodiversity.

8. **Loss of public amenity**. The 13-storey tower looms over the park and especially the very immediate parts of it in a menacing and intimidating manner in an otherwise tranquil landscape. Photographic montages provided by the applicant over-emphasise a comparison with Owens Tower at Fallowfield Campus (which is in any event threatened with demolition) and do so from a distance in an attempt to minimise the impact and place an inappropriate context of height on the development, which is as a matter of fact, overwhelmingly low-rise. Nevertheless, the threatened demolition is welcomed, where neither Owens Tower nor the proposal are welcome intruders or an enhancement of the skyline per policy. It will Be directly visible from Platt Fields Market Garden, dominating the skyline to the East of the garden.

9. **Heritage impact.** The additional height proposed along Langley Road (plus a steeply pitched and high roof) and the 13-storey tower rising immediately behind the villa would create a backdrop that in terms of "Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact" would "fundamentally compromise the setting of a designated asset" and would be a "substantially harmful change to the… setting of the identified designated heritage assets". As such the proposals would have a Major Adverse Impact, which "should normally be avoided". Where we show elsewhere that there is no mitigating public benefit to the proposals, such harm would necessarily support the reason for refusal

of consent.

10. **Sustainable development.** The proposed development offers minimum compliance with Manchester City Council Core Strategy (2012) and Guide to Development in Manchester (SPD) (2007) regarding net improvements to the environment or progress towards sustainable development. We note particularly a lack of green infrastructure, mitigation to climate change, carbon efficiency, opportunities to enhance, restore or create new biodiversity, or adequate sustainable urban drainage schemes (SuDS). Environmentally, there is nothing sustainable regarding the development. Socially it contravenes council policy aiming for a greater mix of residents in Fallowfield.

11. **Traffic generation.** By deeming the development "car free" the developers seem to have washed their hands of this problem by not providing parking spaces. It is our belief that residents will simply park their cars on already crowded nearby residential streets, affecting parking availability for the existing residents and access for visitors to the park which would directly impact Platt Fields Market Garden as a sustainable business.

These above points contravene the objectives of Manchester Urban Diggers. We can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields.

We wish to thank Peter McGurk and The Friends of Platt Fields Park who have been more than helpful in preparing this objection from the perspective of park users who we represent and PFMG as an organisation and community.

On the behalf of Manchester Urban Diggers and Platt Fields Market Garden

[redacted]

[redacted]

[redacted]

03/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. **Sustainable development.** The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation.** The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. **Core Strategy Policy H12** states: *"location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area"* This development is not in this area.
9. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes"* This development is not a mixed-use scheme.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

[redacted]

Wednesday 3rd February 2021

Dear sir/madam,

I first lived in Fallowfield in the 1980s with my family until the mid 90's. Returning from University in 1999, I again lived in the area and then after a time in London moved back to Fallowfield in 2004. I have lived in Fallowfield or south Manchester ever since. During this time I have seen a great deal of negative change – mostly due to the transient population of the area – students.

The number of students in this area is destroying the lives of long term local residents, from noise pollution to litter and violence – the situation makes old people afraid to leave their homes and devalues those homes at a drastic rate making it extremely hard for them to downsize to a quieter area even if they wanted to.

I have heard about the plan to build a large tower block and introduce 425 new students to the area. I have to say that this is a very distressing and I would like to register my opposition.

Policy SP1 states that " planning should create sustainable neighbourhoods of choice " and these should be for all, not just for students who are passing through!

Council Policy H12 states that " Purpose built student accommodation should be located in the areas immediately adjacent to the core university areas ". This development is outside that area where there are already too many student halls and homes!

The idea of only a handful of parking spaces with this development is also frankly ludicrous and will cause parking problems for home owners all around the vicinity, overloading of public transport and problems for parents dropping off their children at neighbouring schools.

The character of Platt Fields Park will change. Those who enjoy the peaceful amenities there will have to share it with many more young people who will no doubt think of it as their back garden.

Please do not allow the University and Watkin Jones to take over any more of what is left of this area and deprive those of us who have settled here of even more facilities and spaces to enjoy.

These plans also reduce the possibility of more families coming to live here and create a more balanced population.

Yours sincerely

[redacted]

Fw: Oakley House Planning Application Reference Number 129020/FO/2020

Planning <[redacted]>

Thu 04/02/2021 08:42

To: Robert Griffin <[redacted]>

Regards

Technical Support Team (Planning)
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 February 2021 17:29
To: Planning <[redacted]>
Subject: Oakley House Planning Application Reference Number 129020/FO/2020

Dear Sir/Madam,

I am writing to object to the above planning application. I lived in Fallowfield from 1983 to 2005 and I still visit often as my mother lives in the area on [redacted]. During my time as a resident, and in the years since, I have seen the character of Fallowfield change markedly due to the influx of students and the conscious 're-branding' of the area as a student hub.

My mum and dad worked for many years with the university, council and local community groups to try to maintain a healthy balance and cooperation between Fallowfield's student population and its families, older people and other long-term residents. I fear this new development will further tip the balance towards making Fallowfield unliveable for non-students, exacerbating in the short term the issues that they are already dealing with (of which I'm sure you're already aware) and in the longer term creating a sizeable area of south Manchester that has an exclusively transitory population who have no vested interest in looking after it or building a community there.

Yours sincerely,

[redacted]

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[redacted]

[redacted]

04/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application. I have used a suggested letter, but wish to stress that I walk in the Park on a daily basis, not least as a consequence of the lockdown. The pandemic has brought to the fore what has always been the case, namely the need to protect the sadly limited green space available in Manchester. I am also disturbed by the planned increase in the student population locally. I recognise the benefits of Higher Education institutions to Manchester; there are however negative consequences of having so many students resident in one specific part of the city. My further concerns are as follows:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. **Sustainable development.** The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation.** The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. **Core Strategy Policy H12** states: *"location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area"* This development is not in this area.
9. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes"* This development is not a mixed-use scheme.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Yours faithfully

[redacted]

Fw: 129020/FO/2020

Planning <[redacted]
Thu 04/02/2021 08:53
To: Robert Griffin <[redacted]
Regards

Technical Support Team (Planning)
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 February 2021 21:55
To: Planning <[redacted]
Subject: 129020/FO/2020

Dear council

[redacted]

03/02/2021
Planning ref: 129020/FO/2020
To whom it may concern
I wish to object to the above referenced planning application on the following grounds:
Loss of light or overshadowing a beautiful and secluded part of Platt Fields.
Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.
Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.
Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.
Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.
Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.

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I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

****
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Fw: Planning ref: 129020/FO/2020

Planning <[redacted]
Thu 04/02/2021 09:15
To: Robert Griffin <[redacted]
Regards

Technical Support Team (Planning)
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: 04 February 2021 09:13
To: Planning <[redacted]
Subject: Planning ref: 129020/FO/2020

[redacted]

04/02/2021

Planning ref: 129020/FO/2020
To whom it may concern
As a former member of the Friends of Platt Fields, I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
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5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. **Sustainable development.** The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation.** The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. **Core Strategy Policy H12** states: *"location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area"* This development is not in this area.
9. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and*

Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.
Regards,

[redacted]

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Fw: planning reference 129020/FO/2020

Planning <[redacted]

Thu 04/02/2021 09:16

To: Robert Griffin <[redacted]

Regards

Technical Support Team (Planning)
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: 04 February 2021 09:15
To: Planning <[redacted]
Subject: planning reference 129020/FO/2020

[redacted]

To whom it may concern
I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. **Sustainable development.** The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation.** The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
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9. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes"* This development is not a mixed-use scheme.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area. Although I do not live in the area immediately next to the park, I am a member of Holy Trinity Platt Church and as a church, we value the park next to our church building. Many of our members live nearby and as a church, we frequently have activities such as church walks or picnics and this is why I take an active interest in Platt Fields Park.

Regards,

[redacted]

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Fw: Objection to 129020/FO/2020

Planning <[redacted]
Thu 04/02/2021 12:15
To: Robert Griffin <[redacted]
Regards

Technical Support Team (Planning)
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: 04 February 2021 12:10
To: Planning <[redacted]
Subject: Objection to 129020/FO/2020

To whom it may concern,

I have lived in Manchester all my life and the Shakespearean gardens is one of my favourite places to go, always safe in the knowledge that I can gain a peaceful few minutes and privacy from the busy world around us.
I object to the development on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.
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10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.
Regards,
[redacted]

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Oakley Villa /USDAW Planning Application Reference 129020/FO/2020

[redacted]

Thu 04/02/2021 13:08

To: Robert Griffin <[redacted]

Good Afternoon,

I am writing to object in the strongest terms to the application for planning permission by Watkin Jones to develop Oakley Villa. Oakley Villa/ USDAW Planning Application Reference 129020/FO/2020

The reasons I object to the plan are set out below. As a Fallowfield resident, I say that what is proposed is a blight on our neighbourhood, which has already suffered so much at the hands of the Universities, landlords and developers. It will cause significant environmental harm and other harm to my neighbourhood. Please note my headline concerns:

1. **The harm to the park and the environment** – the 13-storey tower dominates the park.
    - The wooded skyline and parkland outlook will be lost.
    - The tower looms over the park and users.
    - Students will spill over into the park (no space on site) disrupting the tranquillity of the park on a daily basis.
    - An increase in problems with litter.
    - Trees in the park will be lost. The tower deprives a line of beautiful sycamores in the park of sunlight and the heavy piling rig for the foundations will compromise the roots.
    - 50% of trees will be lost on site and others are at risk from construction.
    - Significant noise pollution especially from open windows in the summer.
    - Significant light spillage into the park affecting users and wildlife (including bats and badgers).
    - the development does not address environmental policy. It will increase travel by public transport into university sites.
    - The development will burn carbon emissions embodied in the existing buildings by demolishing them (this currently accounts for 11% of our total carbon footprint) and spent.
    - The development fails to address Council policies for “prevention, reduction, re-use, recycling/composting, energy recovery, final disposal, of waste or provide ‘innovative construction’ to reduce carbon emissions.
2. **The harm to the setting of the villa** - Oakley Villa is one of the diminishing number of
    - Oakley Villa is not currently at risk and there are alternatives, which will ensure the ongoing conservation of the villa, which have not been explored.
    - The development does not consider the merits of the existing Art Deco/ Moderne extension.
    - The Langley Road block and the quite monstrous 13-storey tower create a backdrop that would have a **Major Adverse Impact**, on the existing Villa.
3. **The very significant harm to the local community**
    - The development of Purpose Built Student Accommodation (PBSA) would seriously affect Fallowfield and particularly Fallowfield Brow as a viable and sustainable community.
    - New Purpose Built Student Accommodation here and at this price point will not draw students out of the surrounding House in Multiple Occupation as claimed.

- There are already huge problems of noise, nuisance, crime and an overburden on services with the numbers of students in this area of Fallowfield, where **more than half** of the population is students.
- The increase in noise, nuisance and crime is driving families away. Currently the student population may be displacing in the order of 17,000 residents from potentially affordable homes.
- The issue is recognised by council, who limit HMO and in December 2020 have effectively directed Planning Officers to consider PBSA in the City Centre, the Oxford Road Corridor and certain other excepted areas only. Oakley Villa does not fall into any of these areas.
- Nevertheless, the applicant says there is an ever-increasing demand from students to live in Fallowfield and this must be met come what may (and whatever the consequences for local residents).
- The development is not mixed-use as required by policy.
- There is inadequate parking and the nuisance that this causes to local residents.
- There is no 'social benefit' in planning terms to offset the harm. There is no nett increase in GVA, jobs or investment.
- The development will be another 'honey pot' for an increase in crime, which it does nothing to assuage.
- There will be a significant issue from the increase in "*noise, disturbance or impact on the street scene either from the proposed development itself or when combined with existing accommodation* [Fallowfield campus].
- The development contravenes council Tall Buildings Policy.
- The development will loom over the two-storey terraces on Langley Road affecting their peace, privacy, light security and amenity especially where the current offices are empty outside of the working day, the proposed student residential use will be occupied 24 hours of day and night.
- There is no "*formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces*" as required to prioritise the site for PBSA.
- The applicant has not demonstrated that the development is affordable or deliverable.

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[redacted]

[redacted]

[redacted]

04/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

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I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Regards,

[redacted]

Re: Fw: Fw:

[redacted]

Thu 04/02/2021 15:25

To: Robert Griffin <[redacted]

Yes,

Thank you

On 4 Feb 2021 10:43, Robert Griffin <[redacted] wrote:

> Dear Sir
> I have been forwarded your email. Can I just confirm whether your comments are related to planning application reference 129020/FO/2020 for the redevelopment of the Usdaw Offices at 188 Wilmslow Road? Upon confirmation I will lodge your objection on my case file for the application.
>
> Yours sincerely
>
> Rob Griffin
> Principal Planner
> Development Management South
> Planning, Licensing and Building Control
> Growth and Development Directorate
> Manchester City Council
> PO Box 532
> Manchester
> M60 2LA
>
> T: [redacted]
>
> e: [redacted]

From: [redacted]
Sent: 04 February 2021 10:25
To: Planning <[redacted]
Subject:

We the local community are sick and tired of having to put up with loud parties caused by students.Having more student housing will cause more problems for the locals re noise pollution high crime rates, littering and criminal damage caused by students to their cars and property.

****

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3 February 2021

[redacted]

Dear Mr Griffin,

I phoned [redacted] who is a member of our local residents group to ask her if she could help me write this email, because I don't have the internet and I don't use email. I really wanted to send in a personal objection to this application.

I am 85 years old and I've lived at [redacted] since the 1970s. I brought my family up in this house, it was a really lovely family home and we lived in a really friendly neighbourhood with lots of families and a few students; it was perfect, everyone seemed to get on well and there were lots of shops on Wilmslow Road that we could shop in.

I am writing to strongly object to this planning application because I don't want any more students in this area. As the years have gone on the students behaviour has got much worse and there is always noise and rubbish everywhere. I feel powerless. I am alone now and I don't think they notice me. Everyone has left my street and I know no one on the brow. There are a few estate agents on Wilmslow Road and they seem to have bought up all the houses.

My family regularly visit me which is a huge blessing, but they often struggle to park their cars because the student houses have so many cars for each house. If this development goes ahead there will be even more cars on the streets around here.

There will also be more more parties, more noise, more rubbish. My family and I still like going to the park when we can but when the weather is nice there are lots of loud students drinking and making a noise and it puts us off going. This will get even worse.

Please refuse this.

Yours sincerely,

[redacted]

[redacted]

Sent from my iPhone

Fwd: USDAW building in Fallowfield, proposed student development

[redacted]

Thu 04/02/2021 17:14

To: Robert Griffin <[redacted]

Please see below for my objections to the change of use of the USDAW building [redacted]

Begin forwarded message:

From: [redacted]
Subject: **USDAW building in Fallowfield, proposed student development**
Date: 4 February 2021 at 17:11:38 GMT
To: [redacted]

I am writing to object too the change of use of this building to residential student units. I have lived in Fallowfiueld for 56 years, and am deeply saddened buy the deterioration the area, which loses more of its regular community as more accommodation is devoted to students, who have no investment in the area. The terraced houses near Platt fields have already been swamped by students, so that there is a risk that the few permanent residents will be driven out. Manchester already has too high a population of students and I believe letting more in is damaging to community and environment

Yours, [redacted]

[redacted]

4 February, 2021

Dear Mr Griffith,

129020/FO/2020| Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation | Oakley, 188 Wilmslow Rd, Fallowfield, Manchester M14 6LJ

I write to OBJECT to the above application, in a personal capacity, having known the USDAW site for over 70 years, since I started school at The Hollies Convent School, then situated on Oak Drive. I queued for the bus home at the stop at the end of Old Hall Lane. Even as a 4 year old child, I could admire the setting of Oakley, Ashburne Hall, through its beautiful gates and, on nearby Grangethorpe Road, bordering Platt Fields, another very attractive house, now sadly lost due to development at Manchester High School.

Also lost are the Oak Drive Victorian houses which accommodated my school (in rooms which easily held 36 school desks each) and the convent. All the Victorian houses were compulsorily purchased and demolished to make way for Owens Park. Sadly, on the other side of Oak Drive, Waterhouse's own home had earlier been demolished.

Much of the historic Victorian heritage of Fallowfield has been lost. In the case of Owen's Park, I note that the tower which replaced the villas has had rather a shorter life than they had and is itself in line for demolition.

Thus, Oakley, a non-designated heritage asset, now, following wholesale destruction, stands almost alone as representative of Fallowfield's former Victorian glory. The site is prominent on the arterial A34, Wilmslow Road. Major degradation of the site will be particularly visible to passing traffic, including buses.

I do appreciate that the villa is to be retained in this proposal, but in a humiliated state, once its setting has been destroyed. The setting of historic assets, even non-listed, is a material planning consideration and a particularly strong one in this case.

The destruction will apparently extend beyond the limits of the site, because mature trees in Platt Fields will inevitably be compromised, even killed, by the impact of pile driving on their root development zones and the loss of light that these tall buildings will inflict on them. This alone should provoke a reconsideration of what is being inflicted on the locality here.

It has almost become standard for, following the purchase of a site for an inflated price, a plea of viability to be made to justify wholesale destruction of the setting of historic assets. This intervention at Oakley is not a situation in which that claim can be made; the site has not been purchased.

The other common means of gaining permission for excessive development is a claim of necessity for 'enabling' development to fund the work needed on the asset itself. It cannot possibly be the case that very substantial profits to be made from the envisaged development here is essential to renovate a lived and worked in building such as Oakley.

Student housing should not be permitted at this site, which is not among those identified as being within the limited constraints of the further development of student accommodation within Manchester City Council's boundaries and Policies.

As far as student housing, and other development of high rise apartments is concerned, there is serious uncertainty over what the future holds. Post-pandemic, it is highly likely that there will be a reduction in the need for offices in Manchester city centre, with an acceleration of the repurposing of these into student and twenty-something's accommodation.

Is the addition of even more of such properties at this site consistent with Manchester's pre-pandemic acknowledgement of a need for more family accommodation, and an understanding that new development (at Mayfield for instance) needs to recognise the appetite for family housing?

There is a strong demand for family accommodation in south Manchester. This includes homes suitable for those working at nearby Manchester University and the hospitals and Science Park.

I believe that there is a way forward here to better preserve the ambience of Fallowfield, ***and return a profit***, by a completely different and lower rise proposal for this sensitive site.

I feel that Manchester can do better than this. I do hope that the Council will use the powers that they possess to require a total re-think of what is proposed here.

Yours sincerely,

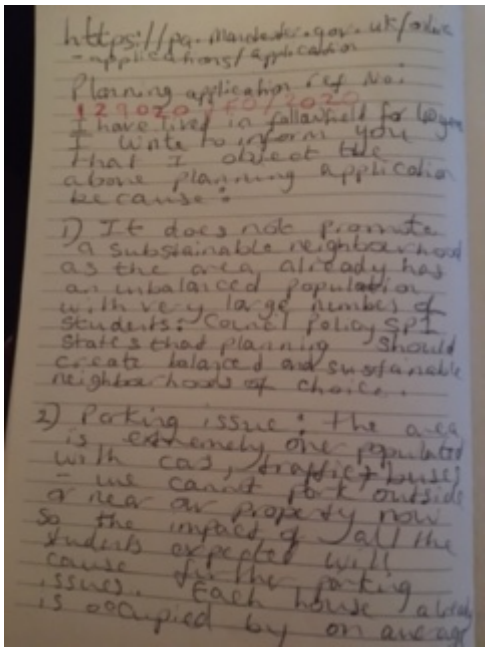
[redacted]

Appeal Fallowfield planning application ref No. 129020/FO/2020

[redacted]

Thu 04/02/2021 18:32

To: Robert Griffin <[redacted]



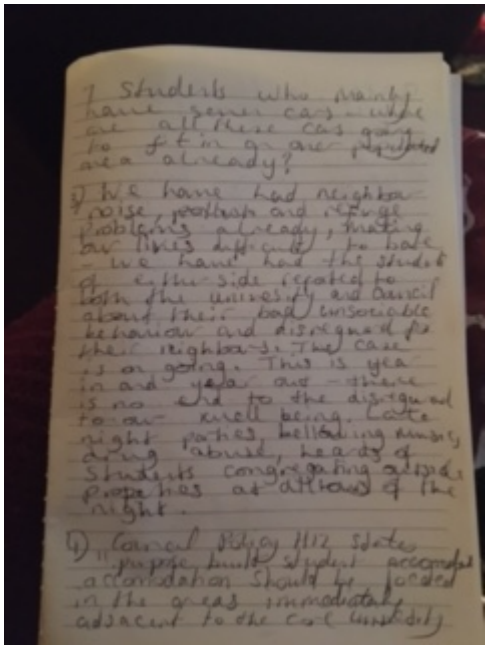
https://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4ZZ1ZQNLVT00

Planning application ref No. 129020/FO/2020

I have lived in fallowfield for [illegible] I write to inform you that I object to the above planning application because:

1) It does not promote a substainable neighbourhood as the area already has an unbalanced population with very large numbers of students: Council Policy SP1 states that planning should create balanced and sustainable neighbourhoods of choice.

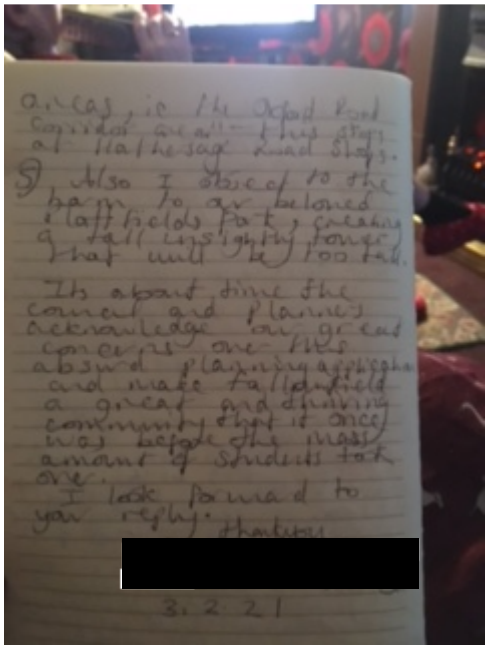
2) Parking issue: The area is extremely over populated with cars, traffic + bussl - we cannot park outside a near our property now so the impact of all the students expected will cause to the parking issues. Each house already is occupied by on average



1 Students who mainly have seven cars - where are all these cars going to fit in an are already a already?

2) We have had neighbourhood issue, problems and refuse problems already, finding our bins difficult to take - we have had the students of either side reported to both the University and Council about their bad unsociable behaviour and disregard for their neighbours. The case is on going. This is yet in and year out - there is no end to the disregard for our well being. Late night parties, bellowing music during [illegible] hearing of students congregating outside properties at all hours of the night.

4) Council Policy H12 states "purpose built student accomodation should be located in the areas immediately adjacent to the core University



Oxford Road
Corridor area - this stops
at Hathersage Road Shops.

Also I object to the
harm to our beloved
playfields Park, creating
a tall unsightly hoarding
that will be too tall.

It's about time the
council and planners
acknowledge our great
concerns over this
absurd planning application
and make Fallowfield
a great and thriving
community that it once
was before the mass
amount of Students took
over.

I look forward to
your reply. thankyou

[redacted]

3.2.21

Planning Objection 129020/FO/2020

[redacted]

Thu 04/02/2021 18:54

To: Robert Griffin <[redacted]

Dear Mr Griffin,

Re: 188 Wilmslow Road, M14

I would like to object to the above planning application in the strongest terms.

This area is completely unbalanced - 64% of the population are students in the M14 6/7 district (I believe this is possibly the highest concentration of students anywhere in Europe) this is causing major harm to our area - there is a serious lack of cohesion. Further we suffer all the effects of degradation that this level of studentification brings with it - noise, ASB, crime, litter, a homogeneous 'high street' offering which targets 18/21 years and excludes others, run down student HMOs, strains on our local infrastructure (buses, doctors, water pressure, policing), lack of council tax receipts, a distorted property market where houses are valued on rental yield, the list goes on.

Adding 425 plus students will only exacerbate these problems - I do not agree that they will free up family housing in the area - student demand is very high here and more students only creates more demand, as Fallowfield becomes the place to be. Unfortunately we have witnessed this to our cost.

Further this development will wreck Oakley Villa - the setting is as important as the Villa itself. The proposed tower is a monstrous building overshadowing Platt Fields and the Shakespearean Garden and even the L shaped building is too big. The negative impact on the streets around is completely unacceptable (parking, noise, light pollution, overshadowing etc) - especially bearing in mind this is a student, not mixed use, development.

If this goes through, more people will leave this area - and when they leave, they tend to leave the city altogether because they are so fed up.

There are so many negatives against this development it is impossible to list them all and as for the benefits ... I cannot see a single one and certainly nothing that would offset this level of damage.

I urge you to reject this application.

Yours sincerely,

[redacted]

Sent from my iPhone

Ref 129020/FO/2020

[redacted]

Thu 04/02/2021 20:59

To: Robert Griffin <[redacted]

Dear sir
I am writing to object to the above planning application.
The plans are most inappropriate for the area and if successful will cause major disruption and huge tension to the local residents.
I was brought up and lived at [redacted] for twenty years. My mother still resides there and we often stay and visit her in her home.
Over the years we have seen the area change from one with stable family homes providing neighbourly communities to one with over crowded houses with dug out cellars and transient party-time residents.

I highlight below some of the issues I foresee;

1. Excessive Population Increase..
450 people in a space meant for 100 max.

2. Excessive Noise Levels...
In addition to the excessive quantity of people, the age of the population leads to unreasonable noise levels due to constant gatherings and 21st party's - with doors slamming and doorbells ringing til 5am in the morning.

3. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road. The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes. This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area.

5. Sustainable Community
We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

6. Lack of Resources...
There are not enough facilities such as doctors and dentists and shops for the current population.

7. Landlord Finances
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be turned back into family homes.

8) 13 floors is excessive...

The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. Also the current building is only used during office hours and is not a 24 inconvenience!

Given the above issues I would ask that the plans be rejected outright.

Yours sincerely

[redacted]

Sent from my iPhone

Dear planning department,

I would like to object to this development.

I moved to Fallowfield with my family in 1997 and at this time it was a quiet area with predominantly family housing. Since then we have seen an exponential increase in student numbers living in this area, now to the point where it is becoming nearly impossible to live a normal life. Fallowfield even has the nickname 'Studentville' and some of our neighbouring streets are known as 'the party streets'.

The growth of Owen's Park has lead to Fallowfield village becoming a student nightlife area and that in turn means that after a year or possibly two in halls, students look to move into Fallowfield itself. The balance of long term residents to transient students has become far too imbalanced, which means that we have all kinds of social problems, including with litter, refuse, loud parties deep into the nights (sometimes seven days a week), outrageous late night street noise, crime from burglars targeting student houses and drug dealing. I walk my dog in the late evening every day and it would be an exceptional evening when I either don't see one or more drug deals being carried out or dealers sitting in their cars waiting for the next call. It is more or less 'drug deliveroo' all evening. This is no exaggeration.

The idea of another 425 student bedrooms being added to the area is frankly terrifying. The idea that it will lead to a return of family housing is laughable. Students simply will not pay the high prices of bespoke student accommodation for the full time of their study when much cheaper HMO accommodation is available.

Then about to the development itself. As you travel up Oxford Road from Fallowfield, you have the high rise design of Owen's Park on your right, but thankfully, lower buildings on your left (West side). You also have the elegant building that currently is the USDAW site. You then have the beautiful Platt Fields Park, a haven of light, peace and beautiful trees with interesting and varied areas. Platt Fields and its gardens benefit from the low rise nature of the buildings neighbouring it. It is a comfortably well used park. I note that there is very little amenity space panned for this new development. Presumably that idea is that Platt Fields Park provides this. I am appalled at the idea of another tower on the other side of the road. It would be almost like announcing here is student city as you drive south from Rusholme. I would like there to be no tower built here, not more students in this already saturated area and a use out to this site returns balance to our community rather than skewing it further. And also the original buildings and amenity space, including trees retained. His is simply not needed and would be highly detrimental to Fallowfield.

I see no reason for building yet more accommodation for students in this area, with yet more students partying in 'Studentville', yet more crammed buses on the Oxford Road and more stress on an already over stressed local resident population. I teach at one of the Higher Education institutions, so I am most definitely not against students. I hugely enjoy my work with them. The problem is that communities need balance. In fact students cannot live safely and well without a resident community.

Yours sincerely

[redacted]

Planning reference No: 129020/FO/2020

[redacted]

Thu 04/02/2021 21:09

To: Robert Griffin <[redacted]

Dear sir
I am writing to object to the above planning application.
The plans are most inappropriate for the area and if successful will cause major disruption and huge tension to the local residents.

My Nanna has lived at [redacted] for over twenty years and still resides there, we often stay and visit her in her home.
Over the years we have seen the area change from one with stable family homes providing neighbourly communities to one with over crowded houses with dug out cellars and transient party-time residents.

I highlight below some of the issues I foresee;

1. Excessive Population Increase..
450 people in a space meant for 100 max.

2. Excessive Noise Levels...
In addition to the excessive quantity of people, the age of the population leads to unreasonable noise levels due to constant gatherings and 21st party's - with doors slamming and doorbells ringing til 5am in the morning.

3. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road.
The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes. This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area.

5. Sustainable Community
We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

6. Lack of Resources...
There are not enough facilities such as doctors and dentists and shops for the current population.

7. Landlord Finances
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be

turned back into family homes.

8) 13 floors is excessive...
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. Also the current building is only used during office hours and is not a 24 inconvenience!

Given the above issues I would ask that the plans be rejected outright.

Yours sincerely

[redacted]

Get Outlook for Android

FW: 129020/FO/2020

[redacted]

Thu 04/02/2021 21:27

To: Robert Griffin <[redacted]

1 attachments (2 MB)

usdaw objection DRAFT 210129.pdf;

FYI – sorry missed a bit off your email address below.
Kind regards
[redacted]

From: [redacted]
Date: Thursday, 4 February 2021 at 21:23
To: "[redacted]<[redacted]"[redacted]
<[redacted]
Subject: 129020/FO/2020

Dear MCC,

I am writing to object to the above request for planning permission.

I have lived in Manchester since 1981, I first came here as a student. I live in Withington and am a frequent user of Platt Fields Park, I have an allotment in Fallowfield.

Whilst I am not against students living in the City, and to some extent favour the specific student accommodation model, as there have been increasing problems in the area with students disrespectful of the local community causing, in particular, noise and litter nuisance which are to some extent better controlled in specific accommodation rather than unsuccessful living in the community – in this case I think that the proposed scheme would be detrimental to the area.

I wholeheartedly support and adopt the reasons set out in the document from the South East Fallowfield residents group. I will not therefore rehearse these again here.

However, I would like to emphasise my main concerns centre on the loss of trees, the whole of South Manchester is losing trees at an alarming rate, despite the ambitions of the City to become carbon neutral and the climate change and ecological crisis we are facing. There is a dual concern of the loss of trees on site and knock on effects on habitat and wildlife in the park – which have an effect on the wellbeing of local residents and visitors.

I hope that these comments will be taken into account.

If you would like me to comment further or clarify, please do not hesitate to contact me.

Yours sincerely

[redacted]

1. **The harm to the park and the environment** – the erection of such tall buildings in close proximity to trees on the boundary with the park (which are actually in the park – not on the site) will do irrevocable damage not only to the trees themselves but also to the visual amenity and enjoyment of the park by the general public. A building such as the height proposed will necessarily have substantial foundations, which will need to be built in or through the root ball of these valued mature trees. Not only that but the sheer bulk of building will block sunlight to the trees themselves and overshadow the park itself.

The compromise of Green Infrastructure and Core Strategy Policy EN 9

Council Policy states that "*new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure*".



Platt Fields Park has been enjoyed by residents of this and surrounding wards for over 100 years. William Royle was prominent in mobilising support for the Corporation to purchase the estate in order to save the park and house for future generations. This led to the Lord Mayor of Manchester calling a town meeting, at which it was decided to purchase the estate for public parkland, leading to its purchase in 1908. It is a key element of the city's Green Infrastructure.

The body of the park currently enjoys an almost 360˚ tree-lined skyline with the spire of Holy Trinity Platt Church as a focal point and the notable exceptions of two groups on the *other side* of Wilmslow Road. Of these, the Owens Park Tower in Fallowfield Campus is threatened with demolition (as it is considered unsuitable for student accommodation) and the redevelopment of the "Toast Rack" abandoned by MMU at Hollings Campus has not yet broken ground, although scheduled for a start in 2018.

There is no location on the subject site where the development's 13-storey tower (or indeed any building of height in the proposed location) would not be extremely close to the boundary with the park and be on the same side of Wilmslow Road. The siting of such a tall building in such a location is contrary to policy (see below) and will cause significant visual intrusion and harm to the visual amenity of the public from this and surrounding wards. It will give rise to real harm to foraging wildlife and bats, to trees *in the park* and to the secluded nature of that part of the park it borders (including the intimate Shakespeare Gardens). The noise and light pollution from such a large number of occupants together with undoubted overspill of activity into the immediate area will be extremely disruptive.

The harm to trees

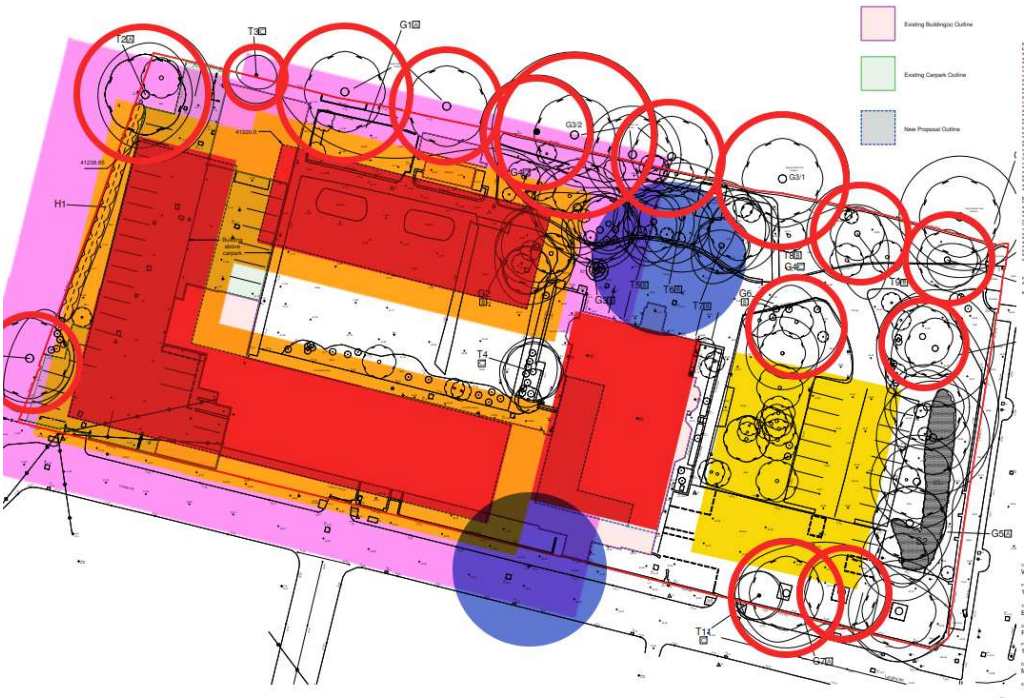
The applicant states that measures to safeguard the Root Protection Area (RPA) of trees in the adjacent Broadleaved Woodland HPI will be implemented during construction, in line with BS 5837:2012 (British Standard: BS5837) Trees in relation to design, demolition and construction - recommendations.

While neither the Ecological Appraisal nor the Arboricultural statement outlines what these measures may be, there is no Construction Logistics Plan from which an assessment of the long-term effect of root compression on the trees can be made, for example nor is any consideration given to the long-term quantity and quality given to both tree within the site and within the neighbouring park. This is of particular concern not only for the on-site trees to be retained but also for the very substantial and much valued Sycamores in the park along the northern boundary of the site.

Notwithstanding the lack of a Construction Logistics Plan and the long-term effect on trees, the applicant already acknowledges the loss of 6 mature trees out of a total of approximately (some are in groups) 16 mature trees. Such a significant loss will have a serious effect on the setting of Oakley Villa and public amenity in the park.

What is more and while BS 5837:2012 offers no standards for the amount of sunlight that trees need, it is noted elsewhere that "*a tree in full shade, one that receives two or fewer hours of sun, may struggle to survive as this small amount of sunlight will inhibit the photosynthesis process. Some trees tolerate shade well, however many do not and will grow stunted at best unless they have the correct amount of sun*".

It is thus noted that since the 13-storey tower is in the order of twice the height of the mature sycamores in the park along the northern boundary of the site and the tower is so close, at least five of the seven or more than 50% of these trees (together with the surrounding grass in the park) are at real risk from lack of sunlight.



Further trees/RPA at risk circled in red

As expected for a building of the proposed height of tower, the foundations are to be piled. For the diameter of piles shown, the weight of piling rig may be as much as 100 tonnes or more, which is a significant threat to root compression.

It is noted that the applicant proposes to 'cantilever' foundations above ground and under tree canopies in at least one instance. However, no allowance is shown for plant access in this instance, which would be in the tree canopy and damage it.

Similarly and given the close proximity of the villa to the new blocks and the new blocks to the boundary, the provision of a safe working zone and access to it for heavy plant would significantly compromise the canopy of trees in the park and loadings in the Tree Protection Area and/or require downloading from construction traffic on a one-way system through residentials street and Langley Road – even allowing for tower crane access and drop-off and working 'over-hand' to site boundaries.

The very tight space for site establishment, would put further pressure on the RPA at the eastern end of the site and place more trees at risk.

Light spillage, habitat loss and the harm to wildlife

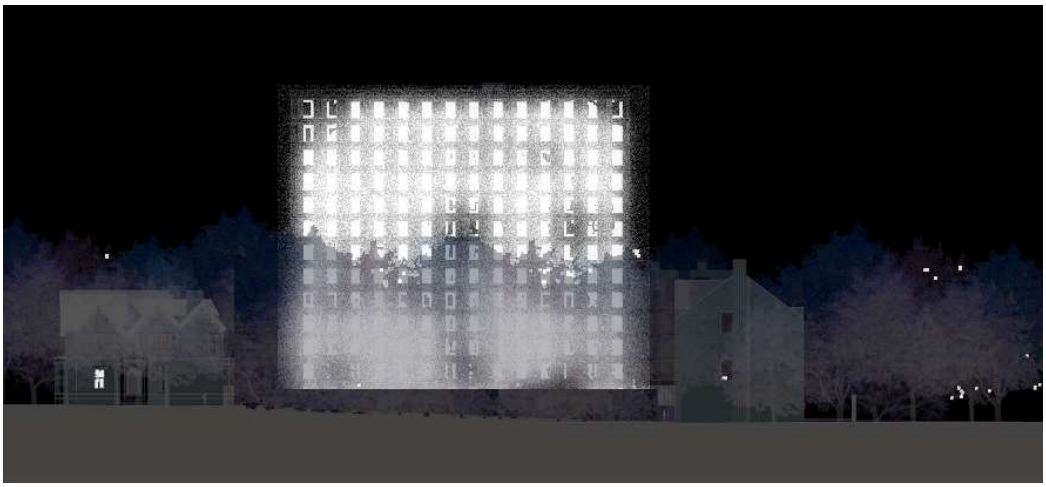
The Ecological Appraisal notes at 4.10 that "*in addition to the buildings, seven mature trees were noted as having potential to support roosting bats due to the presence of PRFs (see Appendix E). Proposed landscaping plans indicate that three trees with bat roosting potential are to be felled to facilitate the proposed development (BT4, 5 & 7), and tree pruning works may be required on trees to be retained. Consequently, there is a risk of causing direct impacts to roosting bats and a loss of bat roost sites. There is also a risk of indirectly disrupting roosting bats which may be using trees, through*

noise, dust and/or artificial external lighting used during both the construction and / or operational phases of the development.

Three trees with bat roosting potential (BT4, 5 & 7) will require felling to facilitate the proposed development. Prior to pruning or felling works of any tree with bat roosting potential (BT1 – 7, see Appendix E), a further in-depth inspection, including an aerial inspection if necessary, will be required to determine their use by bats"

Thus, bat nesting sites will be felled and more are at risk (see above commentary on trees). The Ecological Appraisal also notes that much of the bat activity emanates from the trees on the northern site boundary that are in the park and are thus **not in the developer's control** to remedy or rectify.

The light pollution from the development at night will have a significant detrimental effect on local residents and users of the park particularly in such an otherwise quiet and secluded part. The 13-storey tower will blaze with light across the park disrupting the peaceful enjoyment of the park as well as foraging grounds for local wildlife (including badgers as noted in the report. The appraisal also notes that light pollution is a significant issue for bats and will be have a significant effect on mating and nesting activity (even if bats are re-located in the required manner), which is likely to lead in reduced diversity and public amenity.



Winter's afternoon view from the park

As can be seen from the image of the model below, extracted from the Daylight and Sunlight report written to assess the impact on the adjacent terraces and despite the reference therein to BRE Report: "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" Second Edition (2011), no account is made for the effect of trees and the acceptability of living standards within the proposed accommodation per **Core Strategy Policy DM 1**.

It can nevertheless be said that the standard of daylight to the accommodation in the North elevation of the tower will be compromised by the proximity of the valued and existing trees in the park (or at least for as long as they survive).



No trees assessed (note also the domination of the terraced houses by the proposed development)

Loss of public amenity

It is regrettable that the Place Matters architectural review considers the merits or otherwise of the proposal in terms of building as singular object in isolation to its context or impact on the surrounding community and that this is a common failing of such reviews.

The 13-storey tower looms over the park and especially the very immediate parts of it in a menacing and intimidating manner in an otherwise tranquil landscape.

Photographic montages provided by the applicant over-emphasise a comparison with Owens Park Tower at Fallowfield Campus (which is in any event threatened with demolition) and do so from a distance in an attempt to minimise the impact and place an inappropriate context of height on the development, which is as a matter of fact, overwhelmingly low-rise. Nevertheless, the threatened demolition is welcomed, where neither Owens Park Tower nor the proposal are welcome intruders or an enhancement of the skyline per policy.



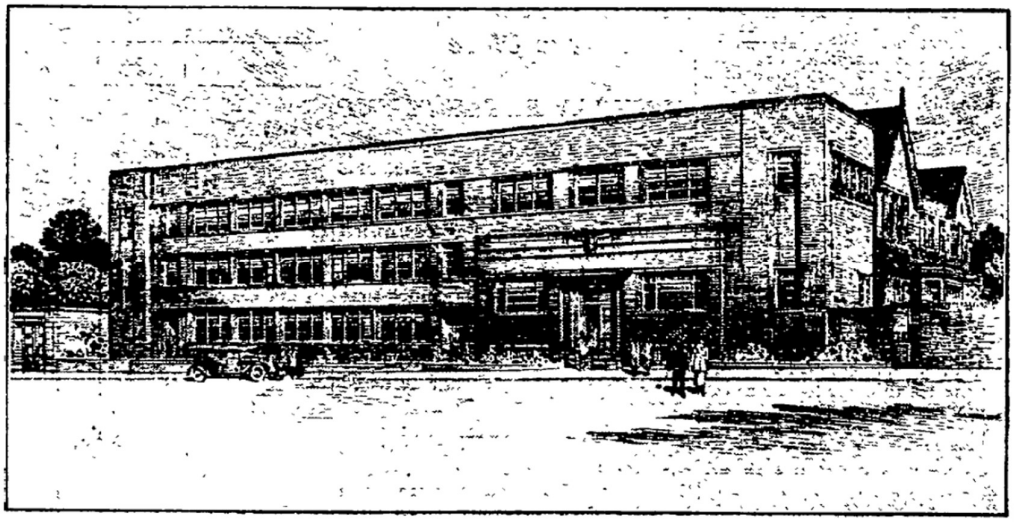
Given the cramped and reduced open area within the site with only pathways and few if any resting places and an overshadowed and small ”Garden Courtyard”, there is significant risk that the area of the park between the site and the Manchester High School for Girls will effectively become a ‘back garden’ or playground for the resident students, who will dominate the space to the detriment of other park users (indeed this area is cited as both an asset and opportunity in the accompanying Design Landscape Development).

2. **The harm to the setting of the villa** - Oakley Villa is one of the diminishing number of fine villas for which the area is known. As with all such heritage assets, its setting is as important as the building itself. Given the recent history of the site, any redevelopment is an opportunity to maintain and enhance the character of the villa’s setting and such an opportunity should not be lost. Rather than enhance the setting, these proposals will dominate the villa both at great height to the northern boundary and from behind on Langley Road.



In the words of the applicant’s own Heritage Statement, the *“original residential villa of ‘Oakley’ forms the last surviving of a number of large 19th century villas on the western side of Wilmslow Road as noted by the eminent architectural historian,* ***Nikolaus Pevsner****: “Oakley – a large early c19 Gothic house in its own grounds, one of the only survivors of a number of large, detached villas of this date in the area”.*

“*In 1937 a large new extension was proposed to Oakley in order to accommodate offices and other facilities for the Union* [USDAW]*. The new extension was designed by the in-house Co-op architect, W. A. Johnson, and was designed in a simple Moderne style with subtle Art Deco decoration.”*



The Heritage Statement accompanying the application acknowledges that Oakley Villa, whilst it may or may not be considered of sufficient national interest for listing, should be considered as a non designated heritage asset.

Setting aside the citation from Pevsner for now and whether the villa should in fact be considered for inclusion on a local list, the statement cites Historic England's Advice Note 7 on Local Heritage Listing (May 2016) and its emphasis, in Paragraph 24, that local lists are only really effective as a Planning policy tool, "*if supported by objective criteria and both criteria and content have been tested through public consultation*."

But the statement goes on to note in the PPG that, "*in some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications*".

It also concedes that "*it will be clear from the above appraisal of the building it should be considered as non designated heritage asset*.

Further, the Heritage Statement goes on to note (5.3 Statement of Significance) that "*Platt Fields provides an extended setting to the Site in which short-range views of the 1970s extension and the brick boundary wall can be experienced. However, the wider park setting does not contribute to the significance of the villa;* ***it is the immediate 'domestic' setting of the villa that contributes to its significance*** **[our bold]".**

It also conceded that much of the domestic setting of the villa has been kept and as such it is clear that the 1937 et al extensions did little harm to that setting (and indeed have merit in their own right), being in every respect lower than the original and in keeping with its scale and restrained character.

However, the additional height now proposed along Langley Road (plus a steeply pitched and high roof) and the really quite monstrous 13-storey tower rising immediately behind the villa would create a backdrop that in terms of "*Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact*" would "*fundamentally compromise the setting of a designated asset*" and would be a

"*substantially harmful change to the… setting of the identified designated heritage assets*". As such the proposals would have a **Major Adverse Impact**, which "*should normally be avoided*". Where we show elsewhere that there is no mitigating public benefit to the proposals, such harm would necessarily support the reason for refusal of consent.

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	**Direct heritage impacts** **(physical alteration or change to the site's character)**	**Indirect heritage impact** **(visual change to the experience or setting of the site and its context).**
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.

Extract from applicant's own Heritage Statement

The applicant has chosen not to present a view of the proposals of the principal aspect from Wilmslow Road but we do so here as a montage of two drawings included in the application. This clearly demonstrates the impact on the setting of Oakley Villa as a designated heritage asset. Note also the domination of the terraced housing on Langley Road.



3. **The very significant harm to the local community** – where City Council housing policy prioritises the creation and maintenance of stable and sustainable communities in predominantly family-base accommodation, the presence of a further 440 students in the area would threaten the local community on Langley Road and the streets behind with further and unsustainable imbalance from an increasingly transient population.

   While the developer characterises the area as 'student anyway', the consequent blight on the area would serve only to encourage further degradation and a consequent ***increase*** in HMO in the surrounding streets rather than the decrease suggested, especially when there are more appropriate locations in the city centre.

   <u>The effect of the development on Fallowfield as a sustainable community</u>

   The Manchester Sustainable Community Strategy aspires to more balance communities in which local residents can take pride.

   Core Strategy Policy H11 (limiting Houses in Multiple Occupation) also considers that "a sustainable community must provide opportunities for a mix of households. Within this mix, families are particularly important because they support a range of local facilities such as schools and tend to have a greater commitment to the neighbourhood as they live there longer than other types of households" (Para 9.48: Policy H11) and further that "the impacts of Policy H11 will be monitored to ensure that any risk of blight on properties in areas where there are high concentrations of HMOs is minimised (Para 9.48: Policy H11).

   Following a study for Council by Tribal Consulting, Council concluded that a 10% threshold of Houses in Multiple Occupation would be more appropriate beyond which the proportion of shared houses (as student households) becomes damaging to a street or neighbourhood. Council also noted that the proportion of HMO in the immediate area of this application site is between 70% an 79% and between 80% and 89% as a percentage of total households.

   Where the proportion of HMO is already so much higher than the threshold set by Council, any continuation or indeed increase, of that level would be truly devastating to what remains of the local community.

   Council and local residents are all too well aware of issues of noise and nuisance created by a preponderance of students in any one area, in all forms of accommodation. These include late night parties, fast food litter, the demands on local services and facilities, the annual upheaval and vacated properties for significant periods in the year – none of which are conducive to the aims of policy and strategy for stable and sustainable communities and much of which is already prevalent in the area from both the existing HMO and the Purpose Built Student Accommodation (PBSA) on the Fallowfield Campus across the Wilmslow Road.

   The noise and nuisance from the Fallowfield Campus is already an issue for local residents and this on a site bound by main roads and thus away from residential

properties. Being at least a little away from family homes, it might possibly be argued (although residents hardly agree) that the nuisance from Fallowfield Campus as a so-called "self-contained" campus is less severe but this application would put significant numbers directly into the local residential community.

Where the applicant suggests that the provision of Purpose-Built Student Accommodation for so many additional students will draw as many from the HMO next door, the applicant acknowledges that the demand for PBSA will not yet be met and that overall numbers of students will continue to rise and continue to outstrip supply, notwithstanding any temporary effects of COVID.

Further, at double the cost of shared accommodation in HMO the price point offered by the applicant does not support the contention that the scheme will encourage anyone, let alone second and third year students, out of HMO. Indeed, there is no tangible evidence to support the applicant's claim that this accommodation will reverse the established student preference for private accommodation shared with friends in the later undergraduate years.

The unsuitability of the location to Purpose Built Student Accommodation (PBSA) with respect to decisions at the Executive and Core Strategy Policy H12

Per item 137: Meeting of Executive minutes 9th December 2020, the Council Executive has decided to endorse the approach set out in a report to Executive - 13 November 2019 - Consideration of Policy H12: Purpose Built Student Accommodation within the Changing Market Context *"to help guide the decision making process in advance of the review of the Local Plan and request the Planning and Highways Committee* ***take this approach into material consideration until the Local Plan has been reviewed***" [our bold] and in doing so notes "*in balancing the views of HEI's, developers, students and residents, along with current policies and standards, it is considered that the principles set out in the report to the November Executive remain appropriate as providing the context for the application of Policy H12*."

The report states that "*location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas* ***immediately adjacent to the core university areas, principally the Oxford Road Corridor area".*** And further to a number of specific exceptions of which the subject site is not one, "*the* ***only*** *exemption to this within the city would be within the Eastlands Strategic Regeneration Framework area*" [our bold].

The location of the subject site is thus out with of those that are considered suitable for purpose built student accommodation and as this context for the application of Core Strategy Policy H12 stands, the application should be refused if only on this basis alone.

Application of Policy H12 and the criteria for Council support in the context of the endorsement of the report to Executive (set out at Appendix A of the report) decided 9th December 2020

With respect to the application of Policy H12 in the context of the report to the Executive, the applicant claims to have satisfied the requirements for Council support but fails to do so as follows:

1. Where the applicant claims to have satisfied the criteria on both counts of proximity to University campuses or high frequency bus routes, it fails to do so on the one hand in the light of the recommendation to only consider sites for PBSA in specific areas (of which the subject site is not one) and on the other hand, to site new accommodation in close proximity to the University campuses where "the suggested revised approach to Purpose Built Student Accommodation will only consider development of new accommodation in close proximity to the University campuses, reducing the need to travel, and thus minimising carbon emissions" (item 7.0: Contributing to a Zero-Carbon City).

2. Where the applicant claims the requirement for "proposed schemes that fall within [the Oxford Road Corridor] will be expected to take place in the context of the energy proposals plans as required by Policy EN 5" does not apply as the subject site is not in the Oxford Road Corridor, it fails to recognise that only those areas within the Oxford Road Corridor (and other specific exceptions of which the subject site is not one) are to be considered as suitable.

3. While acknowledging that this would be a high density development, the applicant fails to recognise that the surrounding area is overwhelmingly low density, two-storey terraced housing and is thus not "*compatible with existing developments and initiatives"* as required.

   What is more **Core Strategy Policy H6** states that "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, **as part of mixed-use schemes**" **[our bold]**, which of course, this is not.

   Further, the included Transport Statement fails to calculate an anticipated travel demand on the basis that since no car spaces beyond staff, accessible and electric charging spaces will be provided, none will be needed. Whilst rooms might be contracted as such, we contend that this is both contradictory and extraordinarily naïve especially in the context of the target second and third year students.

   The effect of increased numbers of parking on the amenity for local residents and their visitors together with ongoing wrangling over policing and complaints will be significantly damaging.

4. Where the applicant claims to satisfy the requirement for positive regeneration impact it should be noted that whatever benefits are claimed:

   a. "*supporting Manchester's Higher Education offer*" Any possible benefits might be better provided in areas identified by Council as suitable for purpose built student accommodation,

b. "*providing housing choice and supporting 'recovery' of traditional housing stock*" is not guaranteed or adequately evidenced and we have contended above that the additional numbers will serve only to reinforce the area as a 'student area' to the detriment and even demise of the local community headed by Langley Road.

   Further, the absence of private PBSA built in the area or 'a strong demand from students to live in Fallowfield' is no reason to concentrate yet more students in this area in the face of council executive direction to the contrary and to the detriment of the traditional housing stock and community.

   Such a concentration of numbers would indeed exacerbate the issues that the applicant acknowledges and would indeed be an addition of numbers rather than a displacement from HMO, as the combination of an acknowledged and continued failure to meet demand and disparity of price point between PBSA and HMO suggests.

   We have set out above where the scheme would have a significant detrimental harm and negative regeneration impact on the life and sustainability of the local community with respect to Policy H11. It does not offer a mix of uses. It would contribute further to the domination rather than the support of district or local centres, whilst increasing pressure on existing neighbourhood services to the detriment of existing residents (as an additional example, it is also worth noting that the area has significant issues with low water pressure due at least in part to the burgeoning (student) population).

   These are key regenerative failures of the proposals**.**

c. "*making efficient use of the land*" where the accompanying Commercial Assessment focuses exclusively on a use as office space and in poor comparison with predominantly Grade A office space elsewhere in the city and Salford, the assessment ignores both the potential for refurbishment and other potential efficient uses of the land.

   It is acknowledged that there will be an effect from COVID. Although this is as yet unknown, there is a great deal of discussion in the marketplace around decentralised locations closer to the communities they serve, especially for smaller businesses. Although the property is 'aged', it is of a format in terms of plan depth and structure, which has the potential for such use and extension, which as noted will return the value f its embodied carbon.

   Where **the assessment and application fails to make the case that new student accommodation is an efficient use of the land**, it does however list the many benefits of the location required for efficient office use and these might well be turned to other uses such as: work/residential, small

business offices/ start-ups, affordable homes, homes for the elderly, university/ other institutional admin, smaller scale healthcare, clinics and dentists either as new build or refurbishment.

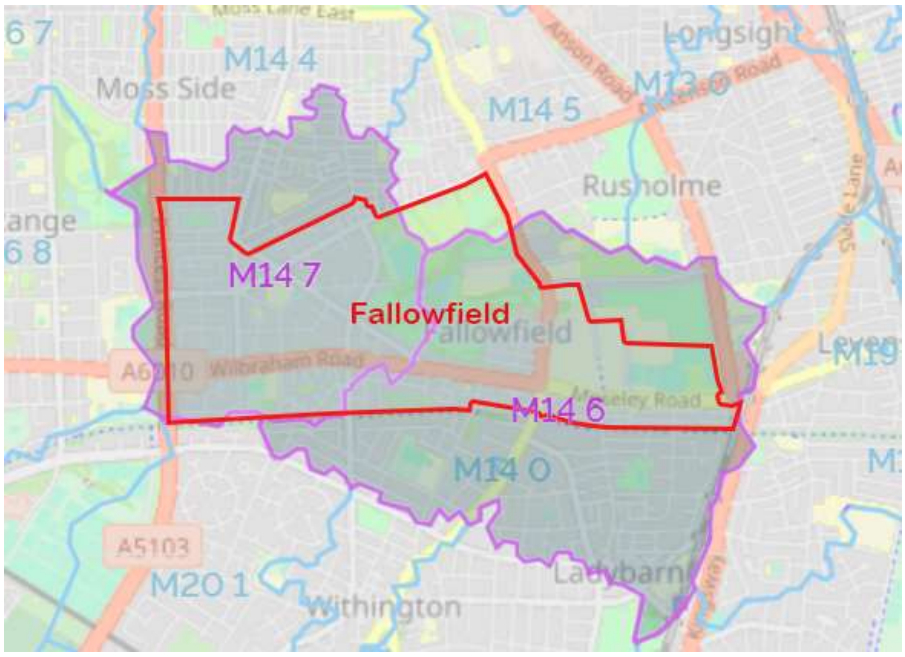
d. "*conveying heritage benefit*" as noted, the setting of Oakley Villa is as important as the villa itself and there is substantial harm to its setting with a 13 storey building on the one hand and an increased-height block on the other as back drop

e. "*economic and social benefits*" the accompanying Economic Impact Statement outlines potential economic benefits in the Construction and Operational Phases which are neither unique to this site and might be better accommodated elsewhere in accordance with Council Executive direction nor are they proven in terms of Enhancing Housing Choice. There are other uses that have the potential to provide real economic and social benefit.

Whilst the Construction Phase impacts might and should better be accommodated in the city centre and does not therefore add to the sum total of GVA, jobs and investment, the report similarly acknowledges that the Operational Phase impacts are "***not considered net additional as, whilst the Proposed Development will increase PBSA capacity, it will not increase overall number of students accommodated in Manchester***". Where the Economic Impact Statement set outs the impacts of an Enhancement in Housing Choice, these are not proven in this location especially given the relatively expensive accommodation proposed when in comparison in comparison with the local rental market.

Further, the application offers no balancing social benefit to the significant harm to the local community. The damaging effects of a preponderance of any use in any one area or any inappropriate area has been well established by council (particularly in this case with respect to Policy H11 and the executive direction for PBSA in the City Centre and Oxford Road Corridor, which the subject site is not).

Council Core Strategy has established that the subject area either side of Wilmslow Road has in the order of 60% to 89% of households in student HMO. Recently published surveys (https://wonkhe.com/blogs/the-start-of-term-is-not-just-a-problem-for-universities/) indicate that the relevant M14 6 and M14 7 post codes have a student population in the order of 32,980 or 64% of the total population of the area.



Postcode Area M14		Area km^2	Number of student residents 2018/19 per postcode area	Population (2011 census)	Percentage of population who are students
M14 6	East Fallowfield, North Withington	2.37	11,195	19,876	56%
M14 7	West Fallowfield	1.52	990	13,104	8%
Total for M14 6 and M14 7		3.89	12,185	32,980	64%

Thus, the student population is a whopping 56% in M14 6, where of course the USDAW property is located. This overwhelming over-concentration of a single group is thus contrary to the aims of **Core Strategy SP1** to put the emphasis "*on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres*" and where "*all development should contribute to the City's aim to create neighbourhoods where people choose to live and where a good mix of housing and local services and facilities provides for people of all ages and with differing needs.*"

The impact is felt not just in Fallowfield but affects neighbouring wards. The truth of the matter is that if the load is not shared to an acceptably low level, no wards or district centres outside of the city centre or areas such as Oxford Road Corridor (as identified by Council Executive 9th December 2020) have the services or critical mass of population to absorb the annual term-time influx at this level nor withstand the annual exodus and empty streets for the rest of the year.

Even allowing for the 3000 or so students in PBSA on the Fallowfield campus, the clear implication is that there are 17000 students in M14 6, who displace residents from an otherwise useful source of affordable housing stock.

Where the applicant laments the lack of new PBSA in Fallowfield in the last seven years (ignoring Chancellor's Court and others to come) and claims that the student demand for Fallowfield is an inevitability that must be met by an ever increasing offer of student accommodation, every effort has to be made to reverse the current trend rather than to encourage any further increase via this application.

5. Where "*proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area*", only "consideration" of the principles of Secured by Design are promised and there is no commitment to any particular standard (Gold, Silver or Bronze) especially where the number of lap tops on site is most likely to be considered a 'honey pot' for theft.

   Further, there are no proposed measures to kerb an increase in the long history of nuisance from litter in the streets from the use of local fast food outlets. Such a less-trafficked road as Langley Road is likely to become a magnet for such nuisance sitting outside of a more managed environment on site.

6. Where "*consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation*" and the applicant alludes to a review by the non-elected "Places Matter", no consideration in the design is given to the increased noise and disturbance in that review or the Planning Statement.

   Where the potential for noisy parties and other large gatherings is substantial, the accompanying Noise Impact Assessment **does not address the impact of noise break out from the development and the effect on local residents.**

   The assessment of noise break-in relies on desktop calculations and offers no method of on-site corroboration of the results or the high standard of construction required to meet the stipulated noise reduction performances.

   Notwithstanding the results of the Noise Impact Statement, the noise assessment allows for only trickle ventilation through the façade whereas the TM59 Overheating Study requires that ventilation panels to the side of every window must have 40% free area ventilation to avoid overheating, noting that "it should be checked by others that the ventilation requirements of the Building Regulations are also met."

It is also noted that air permeability, which is designed to be low to improve thermal performance, conflicts with the requirement especially where free air ventilation is required to achieve Building Regulations standards. **The resolution of such contradictory aspects of the design will compromise the promised performance of each and/or is likely to be costly and will affect the project viability and delivery**.

With regard to physical size and dominance, the statement that "*the eaves line of the accommodation fronting Langley Road is lower than the current parapet level of the office accommodation so there will be no perceived height increase at street level*" is disingenuous to the extent that the proposed accommodation extends higher than the proposed eaves line and that the occupied levels in the existing facades are significant lower than the existing eaves. The new windows on the resultant number of floors at modern ceiling heights would dominate the existing two storey terrace houses with consequent effect on the amenity and privacy of family homes.

It is also noted that a **full two storeys** are proposed above those of the existing terraced houses, that the distance between them is less than the recommended 24m where height is added and that **whereas the current offices are empty outside of the working day, the proposed student residential use will be occupied 24 hours of day and night** (and that 'active' occupation is likely to go on late into the night) giving rise to significant overlooking and consequent loss of privacy and amenity to the local residents.



The new block on Langley Road dwarfs the existing terraced houses

There is no assessment of the light pollution from the four storey block directly into the windows of family homes on Langley Road nor from the 13 storeys of student bedrooms overlooking them (and the park).

Where the occupied levels of the existing buildings step down to two storeys to the West along Langley Road thus giving relief day and sunlight to almost half of the houses there, the proposed block remains at four storeys for the whole length.



The design thus fails to address policy, where otherwise "*all development should have regard to the… effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise*" **(Core Strategy Policy DM 1 Development Management)**

Further, the 13 storey tower contravenes **Council Tall Buildings Policy EN 2**, where it is acknowledged that such a tower would be substantially taller than their neighbourhoods (two storey terrace houses) and

- it does not "*ensure that* [the proposed] *tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views",*
- it is not appropriately located as suitable locations are to be "*within and immediately adjacent to the City Centre",*
- where it is noted in policy that locations "*elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area*", no such positive role has been shown to be the case with regards to the proposed height,
- the height does not "*relate more to the local, rather than the City Centre, urban context"* where the local context is overwhelmingly low rise,

- the impact on the local micro-climate has not been "*modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment*",

Where reference is made to Owens Park Tower as precedent, it should be noted that this is a singular high point in the context of the low rise Fallowfield campus on the other side of Wilmslow Road and is under threat of demolition as being unsuitable for modern student accommodation.

Similarly, no start has been made on the 2018-scheduled redevelopment of the "Toast Rack" abandoned by MMU on the former Hollings Campus and as such has not yet demonstrated that it is viable and deliverable per policy or that it will not have a "significantly negative impact on the regeneration of an area."

The proposed tower is more than double the height of the trees in the park on the northern boundary of the site. As said above, the tower will dominate and overshadow the grass and trees depriving them of sunlight, breaking the rural skyline and looming over the park and the Shakespeare Gardens to the detriment of the amenity of park users coming in from this and surrounding wards.

7. Where appropriate proposals "*should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value*", the application fails to have regard for the setting of Oakley Villa, where the existing extensions rise no higher than the villa and which will be damaged by a 13-storey tower on the one hand and an increase in height to Langley Road on the other as a backdrop.

   There are as we have said, a number of potential uses for the site should USDAW's relocate and the continued and viable use of the villa does not rely exclusively on high-density student accommodation.



the restrained and well-mannered existing façades

The characterisation of the southern extension as unsightly is a subjective response to which we disagree. The façades facing Langley Road include fine brickwork in a modern, even art deco style and all of the façades are balanced and restrained. The existing additions have been a well-mannered and visually considerate neighbour to facing properties for several decades.

The applicant acknowledges that there is a risk of damage to the heritage asset by limiting student access to the villa.

8. Where "*consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage*" and the waste from the use of fast food outlets continues to be a perennial problem for local residents, the application makes no provision for.

   Where EN19 requires that all developers are:

   "*to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)*", the applicant has failed to comply with EN 19 or to provide or submit:

   "*a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met*." or to:

   "*Have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users."*

   "Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system."

   "Require waste management practices to have full regard to the environmental, social and economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and co-location with other employment uses where appropriate."

   "Encourage communities to take responsibility for the waste they create through the provision of accessible facilities."

   The applicant appears to have paid scant attention to the policy, only providing a rapid hand written pro forma stating the size of the total waste storage area (without clearly marking them on plans as required or delineating any physical site provision for refuse collection or periodicity.)

9. Where "*developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces*", the applicant has not demonstrated that that need is best met in the subject location for the many reasons herein but principally for the reason that the best location is in the City Centre or the Oxford Road Corridor or in certain specific locations (which to repeat, this is <u>not</u>) as identified by commissioned report to the Executive and endorsed in their meeting 9th December 2020.

   Further the "letter of support" from one of the universities falls short of any formal agreement with an HEI for the supply of all or some of the bedspaces.

10. Where "*applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable*", the applicant has not shown that the proposals are financially viable especially when the failings in design and the rectification thereof are to be taken into account.

    Nor has any consideration been given to demonstrate how the buildings might be built safely and without further impact on the locality on a such a constrained site.

Objection to student accommodation

[redacted]

Thu 04/02/2021 21:35

To: Robert Griffin <[redacted]
Cc: Planning <[redacted]

Dear R. Griffin / Planning Office

I believe a private company plans to change the USDAW building in fallowfied to student accommodation for 425 students.

As a person who was born and currently lives in Fallowfield, I would humbly ask and request that you halt this proposed plan. This area has deteriorated due to the increase of students. They have caused havoc with their regular drunkenness and loud parties. I've had enough!

Stop making the lives of the locals miserable!

Regards,
[redacted]

Ref 129020/FO/2020

[redacted]

Thu 04/02/2021 22:01

To: Robert Griffin <[redacted]

Dear Mr Griffin,

I am writing to object to the above planning application.

The plans are most inappropriate for the area and if successful will cause major disruption and huge tension to the local residents.
[redacted] has been a second home for me, in my previous 26 years. My Nana still resides there and we often stay and visit her in her home.

Over the years we have seen the area change from one with stable family homes providing neighbourly communities to one with over crowded houses with dug out cellars and transient party-time residents.

I highlight below some of the issues I foresee;

1. Excessive Population Increase..
450 people in a space meant for 100 max.

2. Excessive Noise Levels...
In addition to the excessive quantity of people, the age of the population leads to unreasonable noise levels due to constant gatherings and 21st parties - with doors slamming and doorbells ringing til 5am in the morning.

3. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road.

The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes. This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area.

5. Sustainable Community
We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

6. Lack of Resources...
There are not enough facilities such as doctors and dentists and shops for the current population.

7. Landlord Finances
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be turned back

into family homes.

8) 13 floors is excessive...
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. Also the current building is only used during office hours and is not a 24 inconvenience!

Given the above issues I would ask that the plans be rejected outright.

Yours sincerely,

[redacted]

Ref 129020/FO/2020

[redacted]

Thu 04/02/2021 22:10

To: Robert Griffin <[redacted]

Dear Sir,

I am writing to strongly object to the above planning application.

I firmly believe the plans are most inappropriate for the area, and if successful will cause major disruption and huge tension to local residents. I have grown up in and around [redacted] where my Nanna lives and often stay at weekends. Over the years, the area has changed from one with stable family homes providing neighbourly communities, to one with over crowded student houses with dug out cellars and transient part-time residents. I was appalled to learn of the proposed development. Enough is enough.

These are just some of the issues I dread;

1. Excessive Population Increase:
450 people in a space meant for 100 max.

2. Excessive Noise Levels:
In addition to the excessive quantity of people, the age of the population leads to unreasonable noise levels due to constant gatherings and parties, almost 24hrs a day.

3. Traffic/ Parking:
Currently, local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars, especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road. The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes? This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter:
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area.

5. A Sustainable Community:
We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

6. Lack of Resources:
There are not enough facilities, such as doctors, dentists and shops for the current population.

7. Landlord Finances:
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be turned back into family homes.

8) A 13 floor Building:
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower

block. Also, the current building is only used during office hours. It is therefore not a 24hr inconvenience, as the new building would be.

Given the above issues, I would ask that the plans be rejected outright.

Yours sincerely,

[redacted]

Sent from my iPhone

Fw: Ref 129020/FO/2020

[redacted]

Thu 04/02/2021 22:11

To: Robert Griffin <[redacted]

Dear sir,

I am writing to you to strongly object to the above planning application.

The plans are most inappropriate for the area and if successful will cause major disruption and huge tension to the local residents.

Over the years we have seen the area change from one with stable family homes providing neighbourly communities to one with over crowded houses with dug out cellars and transient party-time residents.

I highlight below some of the issues I foresee;

1. Excessive Population Increase..
450 people in a space meant for 100 max.

2. Excessive Noise Levels...
In addition to the excessive quantity of people, the age of the population leads to unreasonable noise levels due to constant gatherings and 21st party's - with doors slamming and doorbells ringing til 5am in the morning.

3. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road.
The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes. This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area.

5. Sustainable Community
We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

6. Lack of Resources...
There are not enough facilities such as doctors and dentists and shops for the current population.

7. Landlord Finances
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be turned back into family homes.

8) 13 floors is excessive...
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. Also the current building is only used during office hours and is not a 24 inconvenience!

Given the above issues I would ask that the plans be rejected outright.

Yours sincerely

[redacted]

Objection to student accommodation

[redacted]

Thu 04/02/2021 22:40

To: Robert Griffin <[redacted]

To whom it may concern,
I'm writing this email as I would like to display my concern about more student accommodation being built in my area Fallowfield.

I belive, it will negatively affect the community. As it could potentially increase the levels of anti social behaviour. An even bigger increase noise nuisance to the area and that it will increase the pressure on local services like GP, hospitals and create traffic problems. I would like to respectfully object to the planning of student accommodation being built. As the comminity has dealt with many problems especially noise nuisances over the past years I've lived here due to the students not caring or respecting the rest of the community. I ask you to please reconsider building more student accommodation in fallowfield as their is already enough in our area.
Thank you for your time and consideration.

[redacted]

Ref 129020/FO/2020

[redacted]

Thu 04/02/2021 23:11

To: Robert Griffin <[redacted]

Dear sir,

I am writing to strongly object to the above planning application.

I firmly believe the plans are most inappropriate for the area and if successful will cause major disruption and huge tension to the local residents.
My mum and her 4 siblings were brought up and lived at [redacted] by my Nanna who still resides there 40 years later. I have lived in my family home on the other side of Platt Fields park for 30 years. I often walk through the park to stay with and visit my Nanna in her home.
Over the years the area has changed from one with stable family homes providing neighbourly communities and support to one with over crowded houses with dug out cellars and transient party-time residents. I was appalled to learn of the proposed development.

I highlight below some of the issues I foresee;

1. Excessive Population Increase..
450 people in a space meant for 100 max.

2. Excessive Noise Levels...
In addition to the excessive quantity of people, the age of the population leads to inconsiderate and unreasonable noise levels due to constant gatherings and 21st parties - with loud music, shouting on the streets, doors slamming and letterboxes banging til 5am in the morning.

The students of the area aren't following legal government rules during a global pandemic because they have still been socialising in each others houses and having loud disturbing parties which I have made Manchester City Council and the out of hours team aware of. This highlights the outright disrespect they have for anyone else in this area and it does not need more students to influence and continue this kind of disrespect.

3. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road.
The new proposal does not provide sufficient parking facilities (less than 10 spaces

for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes. This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area. Students don't live their long term so they don't care for the area like a long standing resident would and Manchester City Council already can't keep on top of the consistently overflowing bins, blocked alley ways and dirty streets.

5. Sustainable Community
We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

6. Lack of Resources...
There are not enough facilities such as doctors and dentists and shops for the current population.

7. Landlord Finances
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be turned back into family homes like the proposal suggests.

8. 13 floors is excessive...
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. Also the current building is only used during office hours and is not a 24 inconvenience!

9. Platt Fields park
I have witnessed this beautiful park go from constant blooms of flowers to disgusting metal nos canisters often dumped in the car park and all around the park including the pond which affects the local wildlife.
In good weather the park is already dominated with large student gatherings playing their own loud music and leaving behind an excessive amount of rubbish including disposable Bbqs which kill the grass. It's already intimidating taking my younger family members there to play. A higher volume of students in the area will not be healthy for the park.

Given the above issues I would ask that the plans be rejected outright.

Yours Sincerely



Fwd: Ref 129020/FO/2020

[redacted]

Thu 04/02/2021 23:14

To: Robert Griffin <[redacted]

Subject: Ref 129020/FO/2020

Hello,

I am writing to object to the above planning application.

The plans are most inappropriate for the area, and if successful will cause major disruption and huge tension to the local residents.

I am a student in the area and believe that the development is unnecessary and new accommodation should be built closer to the university (within walking distance), not only for convenience, but for sustainability.

Please consider my following concerns and reject the proposal.

1.Sustainable Development

In the current sociopolitical climate, this is extremely low priority, unnecessary and developments should work towards a sustainable future. As a polluting project that involves digging up existing trees should be the last thing approved during a climate emergency, as declared by Manchester council in 2019.

2. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road.
The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes? This is inconsiderate and totally unacceptable.

3. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents, builders, landlords and the passing public. We do not need more rubbish or litter in the area,

4. Excessive Population Increase

450 people in a space meant for 100 max.

5. Lack of Resources
There are not enough facilities such as doctors and dentists and shops for the current population.

6. 13 floors is excessive
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. It would be an unnecessary eyesore and completely unfitting in the environment. Also the current building is only used during office hours and is not a 24 inconvenience!

Given the above issues I would ask that the plans be rejected outright.

Yours sincerely

[redacted]

USDAW building fallowfied planning

[redacted]

Thu 04/02/2021 23:20

To: Robert Griffin <[redacted]
Cc: Planning <[redacted]

Dear Sir

I am writing as a resident of Fallowfield, I am aware planning has been made to convert the USDAW building in fallowfield to student residence.

As a resident with family I do find the high level of student accommodation has a major impact on the quality of life for residents.

As well of the usual complaints over noise, anti social behaviour and crime. In recent times there has been a large growth in drug and substance abuse with dealers openly approaching people whilst out shopping in the shops on wilmslow road in fallowfield.
This is a major worry when you have children with you and has contributed to the ongoing criminality.

Also this year the behaviour of students during lockdown has inevitable created a high risk environment for residents.

All the above are reasons why I object to yet more accommodation being created in the area. The council has worked hard with selective licensing etc to reduce the impact that it would be shame that after recognising the issues that the council proceeds with adding to the issues.

Regards

[redacted]

Fw: 129020/FO/2020 - Oakley 188 Wilmslow Road

Planning <[redacted]
Fri 05/02/2021 10:02
To: Robert Griffin <[redacted]
FYI.

Regards

Technical Support Team (Planning)
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: 04 February 2021 19:14
To: Planning <[redacted]
Subject: 129020/FO/2020 - Oakley 188 Wilmslow Road

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.

2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.

3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.

4. **Nature conservation.** Noise and light pollution will impact on wildlife in this area of the park.

5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.

6. **Sustainable development.** The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.

7. **Traffic generation.** The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.

8. **Core Strategy Policy H12** states: *"location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area"* This development is not in this area.

9. **Core Strategy Policy H6** states *"high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes"* This development is not a mixed-use scheme.

10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area. As a user of the park I see the proposed development an over development of the site and should be declined due to the size and scale of the proposed structure.

Regards,

[redacted]

[redacted]

[redacted]

[redacted]

****

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****

Fw: 129020/FO/2020

Planning <[redacted]>
Fri 05/02/2021 10:03
To: Robert Griffin <[redacted]>
FYI.

Regards

Technical Support Team (Planning)
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: 04 February 2021 20:17
To: Planning <[redacted]>
Subject: 129020/FO/2020

Dear Sir/Madam,

I am writing to express my views about the proposed development at OAKLEY VILLA.

My family has lived in the Fallowfield area since 1967 and have certainly seen many changes. As a family, (my mum is now 94 and living on her own on [redacted]) we have experienced the move from family housing, shops , children playing in the street, pride in our area, to student housing down every road, parties till all hours, rubbish in the streets and bins left out because they can't be bothered to put them away. Shops have certainly changed and are obviously more appealing to the younger generation, focusing on fast food, bars and late night off licences. The families which are left in the area have to use Sainsbury's supermarket or the shops on Moseley street. Gone are the individual, independent shops, placing a greater emphasis on larger businesses.
I am not harking back to the good old days, living life through rose tinted spectacles. I understand progress and change are needed but this development is certainly not a positive change.

Oakley Villa will put a large extra pressure on local services which seem to be overstretched already. The doctor's surgeries, refuse collection etc will need to have more money spent on them if it is hoped that they will cope with the extra population. After the first year of students moving in, students like to stay in the area, an area which is already full of students. This will mean that the already saturated area will become even worse. Parking will be a greater issue, especially for the immediate areas. As has been suggested by the developers, the development will free up more family homes in the area. Unfortunately, having lived here so long, I know that this will not happen as more students will move towards the rest of Fallowfield.

The area at Oakley Villa will be another very dominant building, encroaching onto Platt Fields, a large open space encouraging trees, birds and wildlife. Covid-19 has shown us all the importance of easily accessible open spaces, providing us all with calm, peaceful areas where we can rebalance our minds and bodies. I am talking about the importance for all parts of our diverse, local population. The tall

building will dominate the area and certainly spoil the skyline, possibly harming the biodiversity of the area.

Wilmslow Road is certainly a major route into town. However, with the extra students at Oakley Villa, this will put an even greater need for extra buses along this already congested route. When students move out after their first year and move on into the local surrounding area, more cars, less parking spaces.

Fallowfield already has a very unbalanced population and Oakley Villa will certainly not promote a sustainable neighbourhood. Council policy does state that purpose-built student accommodation should be located in the areas immediately adjacent to the core university areas, the Oxford Road corridor. This corridor stops at Hathersage Road which is quite far away from Fallowfield.

I hope my objections to the development will be read and put with the other objections from other local residents. We feel very strongly against this new development and hope that it will not go ahead in the future.

Yours faithfully,
[redacted]

****
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Dear planning department,

I would like to object to this development.

I moved to Fallowfield with my family in 1997 and at this time it was a quiet area with predominantly family housing. Since then we have seen an exponential increase in student numbers living in this area, now to the point where it is becoming nearly impossible to live a normal life. Fallowfield even has the nickname 'Studentville' and some of our neighbouring streets are known as 'the party streets'.

The growth of Owen's Park has lead to Fallowfield village becoming a student nightlife area and that in turn means that after a year or possibly two in halls, students look to move into Fallowfield itself. The balance of long term residents to transient students has become far too imbalanced, which means that we have all kinds of social problems, including with litter, refuse, loud parties deep into the nights (sometimes seven days a week), outrageous late night street noise, crime from burglars targeting student houses and drug dealing. I walk my dog in the late evening every day and it would be an exceptional evening when I either don't see one or more drug deals being carried out or dealers sitting in their cars waiting for the next call. It is more or less 'drug deliveroo' all evening. This is no exaggeration.

The idea of another 425 student bedrooms being added to the area is frankly terrifying. The idea that it will lead to a return of family housing is laughable. Students simply will not pay the high prices of bespoke student accommodation for the full time of their study when much cheaper HMO accommodation is available.

Then about to the development itself. As you travel up Oxford Road from Fallowfield, you have the high rise design of Owen's Park on your right, but thankfully, lower buildings on your left (West side). You also have the elegant building that currently is the USDAW site. You then have the beautiful Platt Fields Park, a haven of light, peace and beautiful trees with interesting and varied areas. Platt Fields and its gardens benefit from the low rise nature of the buildings neighbouring it. It is a comfortably well used park. I note that there is very little amenity space panned for this new development. Presumably that idea is that Platt Fields Park provides this. I am appalled at the idea of another tower on the other side of the road. It would be almost like announcing here is student city as you drive south from Rusholme. I would like there to be no tower built here, not more students in this already saturated area and a use out to this site returns balance to our community rather than skewing it further. And also the original buildings and amenity space, including trees retained. His is simply not needed and would be highly detrimental to Fallowfield.

I see no reason for building yet more accommodation for students in this area, with yet more students partying in 'Studentville', yet more crammed buses on the Oxford Road and more stress on an already over stressed local resident population. I teach at one of the Higher Education institutions, so I am most definitely not against students. I hugely enjoy my work with them. The problem is that communities need balance. In fact students cannot live safely and well without a resident community.

Yours sincerely

[redacted]

Fw: 129020/FO/2020

Planning <[redacted]>
Fri 05/02/2021 10:05
To: Robert Griffin <[redacted]>

1 attachments (2 MB)
usdaw objection DRAFT 210129.pdf;

Technical Support Team (Planning)
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: 04 February 2021 21:23
To: Planning <[redacted]><[redacted]>
Subject: 129020/FO/2020

Dear MCC,

I am writing to object to the above request for planning permission.

I have lived in Manchester since 1981, I first came here as a student. I live in Withington and am a frequent user of Platt Fields Park, I have an allotment in Fallowfield.

Whilst I am not against students living in the City, and to some extent favour the specific student accommodation model, as there have been increasing problems in the area with students disrespectful of the local community causing, in particular, noise and litter nuisance which are to some extent better controlled in specific accommodation rather than unsuccessful living in the community – in this case I think that the proposed scheme would be detrimental to the area.

I wholeheartedly support and adopt the reasons set out in the document from the South East Fallowfield residents group. I will not therefore rehearse these again here.

However, I would like to emphasise my main concerns centre on the loss of trees, the whole of South Manchester is losing trees at an alarming rate, despite the ambitions of the City to become carbon neutral and the climate change and ecological crisis we are facing. There is a dual concern of the loss of trees on site and knock on effects on habitat and wildlife in the park – which have an effect on the wellbeing of local residents and visitors.

I hope that these comments will be taken into account.

If you would like me to comment further or clarify, please do not hesitate to contact me.

Yours sincerely

[redacted]

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1. **The harm to the park and the environment** – the erection of such tall buildings in close proximity to trees on the boundary with the park (which are actually in the park – not on the site) will do irrevocable damage not only to the trees themselves but also to the visual amenity and enjoyment of the park by the general public. A building such as the height proposed will necessarily have substantial foundations, which will need to be built in or through the root ball of these valued mature trees. Not only that but the sheer bulk of building will block sunlight to the trees themselves and overshadow the park itself.

The compromise of Green Infrastructure and Core Strategy Policy EN 9

Council Policy states that "*new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure*".



Platt Fields Park has been enjoyed by residents of this and surrounding wards for over 100 years. William Royle was prominent in mobilising support for the Corporation to purchase the estate in order to save the park and house for future generations. This led to the Lord Mayor of Manchester calling a town meeting, at which it was decided to purchase the estate for public parkland, leading to its purchase in 1908. It is a key element of the city's Green Infrastructure.

The body of the park currently enjoys an almost 360˚ tree-lined skyline with the spire of Holy Trinity Platt Church as a focal point and the notable exceptions of two groups on the *other side* of Wilmslow Road. Of these, the Owens Park Tower in Fallowfield Campus is threatened with demolition (as it is considered unsuitable for student accommodation) and the redevelopment of the "Toast Rack" abandoned by MMU at Hollings Campus has not yet broken ground, although scheduled for a start in 2018.

There is no location on the subject site where the development's 13-storey tower (or indeed any building of height in the proposed location) would not be extremely close to the boundary with the park and be on the same side of Wilmslow Road. The siting of such a tall building in such a location is contrary to policy (see below) and will cause significant visual intrusion and harm to the visual amenity of the public from this and surrounding wards. It will give rise to real harm to foraging wildlife and bats, to trees *in the park* and to the secluded nature of that part of the park it borders (including the intimate Shakespeare Gardens). The noise and light pollution from such a large number of occupants together with undoubted overspill of activity into the immediate area will be extremely disruptive.

The harm to trees

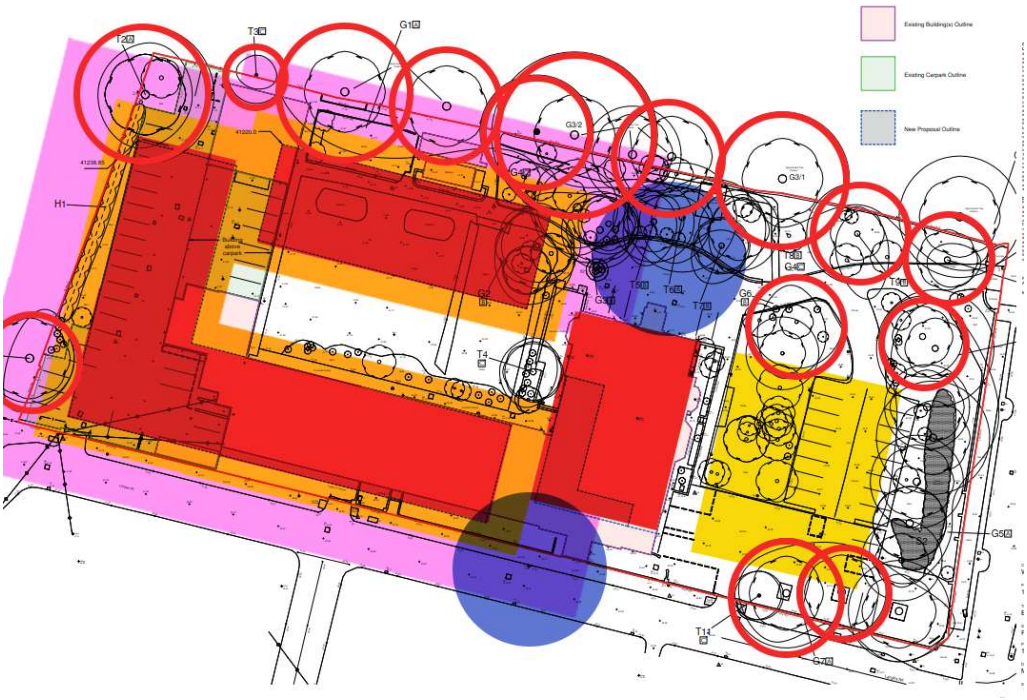
The applicant states that measures to safeguard the Root Protection Area (RPA) of trees in the adjacent Broadleaved Woodland HPI will be implemented during construction, in line with BS 5837:2012 (British Standard: BS5837) Trees in relation to design, demolition and construction - recommendations.

While neither the Ecological Appraisal nor the Arboricultural statement outlines what these measures may be, there is no Construction Logistics Plan from which an assessment of the long-term effect of root compression on the trees can be made, for example nor is any consideration given to the long-term quantity and quality given to both tree within the site and within the neighbouring park. This is of particular concern not only for the on-site trees to be retained but also for the very substantial and much valued Sycamores in the park along the northern boundary of the site.

Notwithstanding the lack of a Construction Logistics Plan and the long-term effect on trees, the applicant already acknowledges the loss of 6 mature trees out of a total of approximately (some are in groups) 16 mature trees. Such a significant loss will have a serious effect on the setting of Oakley Villa and public amenity in the park.

What is more and while BS 5837:2012 offers no standards for the amount of sunlight that trees need, it is noted elsewhere that "*a tree in full shade, one that receives two or fewer hours of sun, may struggle to survive as this small amount of sunlight will inhibit the photosynthesis process. Some trees tolerate shade well, however many do not and will grow stunted at best unless they have the correct amount of sun*".

It is thus noted that since the 13-storey tower is in the order of twice the height of the mature sycamores in the park along the northern boundary of the site and the tower is so close, at least five of the seven or more than 50% of these trees (together with the surrounding grass in the park) are at real risk from lack of sunlight.



Further trees/RPA at risk circled in red

As expected for a building of the proposed height of tower, the foundations are to be piled. For the diameter of piles shown, the weight of piling rig may be as much as 100 tonnes or more, which is a significant threat to root compression.

It is noted that the applicant proposes to 'cantilever' foundations above ground and under tree canopies in at least one instance. However, no allowance is shown for plant access in this instance, which would be in the tree canopy and damage it.

Similarly and given the close proximity of the villa to the new blocks and the new blocks to the boundary, the provision of a safe working zone and access to it for heavy plant would significantly compromise the canopy of trees in the park and loadings in the Tree Protection Area and/or require downloading from construction traffic on a one-way system through residentials street and Langley Road – even allowing for tower crane access and drop-off and working 'over-hand' to site boundaries.

The very tight space for site establishment, would put further pressure on the RPA at the eastern end of the site and place more trees at risk.

Light spillage, habitat loss and the harm to wildlife

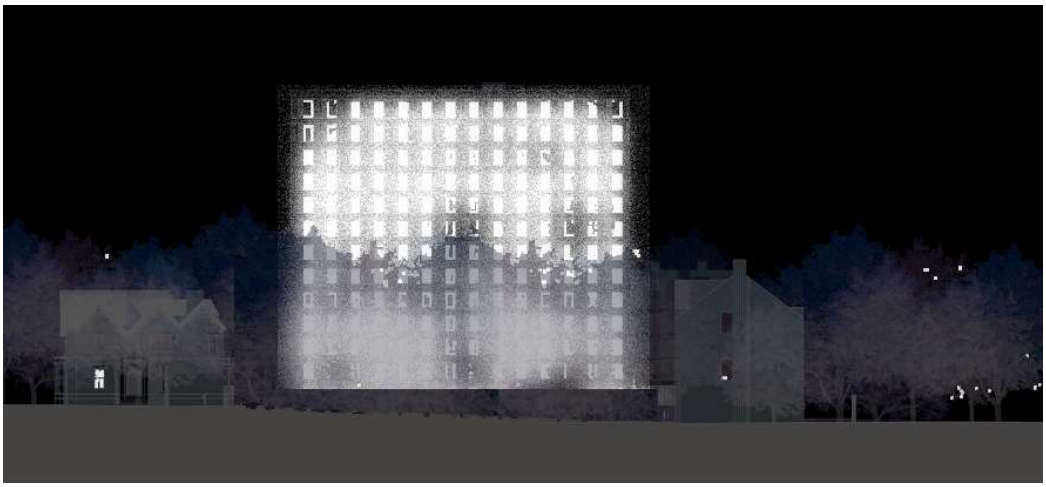
The Ecological Appraisal notes at 4.10 that "*in addition to the buildings, seven mature trees were noted as having potential to support roosting bats due to the presence of PRFs (see Appendix E). Proposed landscaping plans indicate that three trees with bat roosting potential are to be felled to facilitate the proposed development (BT4, 5 & 7), and tree pruning works may be required on trees to be retained. Consequently, there is a risk of causing direct impacts to roosting bats and a loss of bat roost sites. There is also a risk of indirectly disrupting roosting bats which may be using trees, through*

noise, dust and/or artificial external lighting used during both the construction and / or operational phases of the development.

Three trees with bat roosting potential (BT4, 5 & 7) will require felling to facilitate the proposed development. Prior to pruning or felling works of any tree with bat roosting potential (BT1 – 7, see Appendix E), a further in-depth inspection, including an aerial inspection if necessary, will be required to determine their use by bats"

Thus, bat nesting sites will be felled and more are at risk (see above commentary on trees). The Ecological Appraisal also notes that much of the bat activity emanates from the trees on the northern site boundary that are in the park and are thus **not in the developer's control** to remedy or rectify.

The light pollution from the development at night will have a significant detrimental effect on local residents and users of the park particularly in such an otherwise quiet and secluded part. The 13-storey tower will blaze with light across the park disrupting the peaceful enjoyment of the park as well as foraging grounds for local wildlife (including badgers as noted in the report. The appraisal also notes that light pollution is a significant issue for bats and will be have a significant effect on mating and nesting activity (even if bats are re-located in the required manner), which is likely to lead in reduced diversity and public amenity.



Winter's afternoon view from the park

As can be seen from the image of the model below, extracted from the Daylight and Sunlight report written to assess the impact on the adjacent terraces and despite the reference therein to BRE Report: "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" Second Edition (2011), no account is made for the effect of trees and the acceptability of living standards within the proposed accommodation per **Core Strategy Policy DM 1**.

It can nevertheless be said that the standard of daylight to the accommodation in the North elevation of the tower will be compromised by the proximity of the valued and existing trees in the park (or at least for as long as they survive).



No trees assessed (note also the domination of the terraced houses by the proposed development)

Loss of public amenity

It is regrettable that the Place Matters architectural review considers the merits or otherwise of the proposal in terms of building as singular object in isolation to its context or impact on the surrounding community and that this is a common failing of such reviews.

The 13-storey tower looms over the park and especially the very immediate parts of it in a menacing and intimidating manner in an otherwise tranquil landscape.

Photographic montages provided by the applicant over-emphasise a comparison with Owens Park Tower at Fallowfield Campus (which is in any event threatened with demolition) and do so from a distance in an attempt to minimise the impact and place an inappropriate context of height on the development, which is as a matter of fact, overwhelmingly low-rise. Nevertheless, the threatened demolition is welcomed, where neither Owens Park Tower nor the proposal are welcome intruders or an enhancement of the skyline per policy.



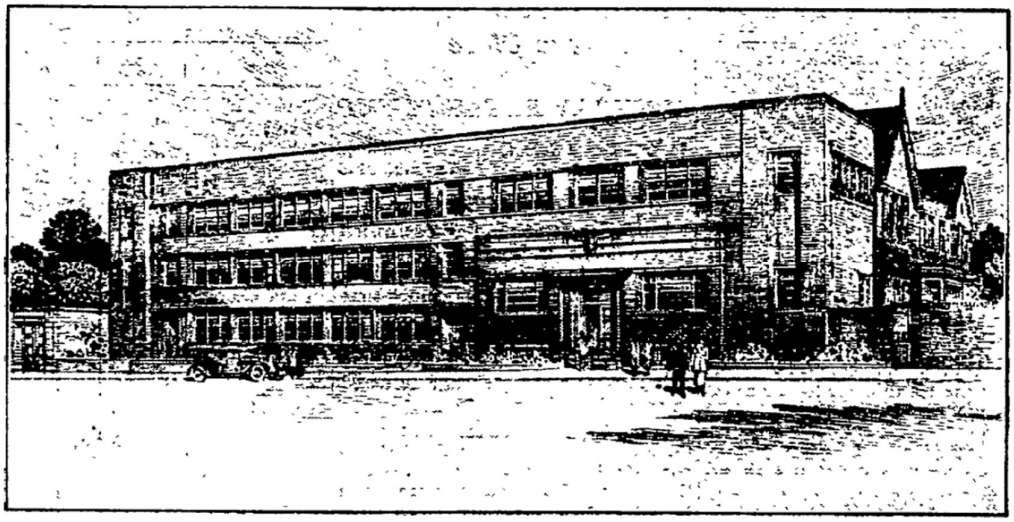
Given the cramped and reduced open area within the site with only pathways and few if any resting places and an overshadowed and small ”Garden Courtyard”, there is significant risk that the area of the park between the site and the Manchester High School for Girls will effectively become a ‘back garden’ or playground for the resident students, who will dominate the space to the detriment of other park users (indeed this area is cited as both an asset and opportunity in the accompanying Design Landscape Development).

2. **The harm to the setting of the villa** - Oakley Villa is one of the diminishing number of fine villas for which the area is known. As with all such heritage assets, its setting is as important as the building itself. Given the recent history of the site, any redevelopment is an opportunity to maintain and enhance the character of the villa’s setting and such an opportunity should not be lost. Rather than enhance the setting, these proposals will dominate the villa both at great height to the northern boundary and from behind on Langley Road.



In the words of the applicant’s own Heritage Statement, the *“original residential villa of ‘Oakley’ forms the last surviving of a number of large 19th century villas on the western side of Wilmslow Road as noted by the eminent architectural historian,* ***Nikolaus Pevsner****: “Oakley – a large early c19 Gothic house in its own grounds, one of the only survivors of a number of large, detached villas of this date in the area”.*

“*In 1937 a large new extension was proposed to Oakley in order to accommodate offices and other facilities for the Union* [USDAW]*. The new extension was designed by the in-house Co-op architect, W. A. Johnson, and was designed in a simple Moderne style with subtle Art Deco decoration.”*



The Heritage Statement accompanying the application acknowledges that Oakley Villa, whilst it may or may not be considered of sufficient national interest for listing, should be considered as a non designated heritage asset.

Setting aside the citation from Pevsner for now and whether the villa should in fact be considered for inclusion on a local list, the statement cites Historic England's Advice Note 7 on Local Heritage Listing (May 2016) and its emphasis, in Paragraph 24, that local lists are only really effective as a Planning policy tool, "*if supported by objective criteria and both criteria and content have been tested through public consultation*."

But the statement goes on to note in the PPG that, "*in some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications*".

It also concedes that "*it will be clear from the above appraisal of the building it should be considered as non designated heritage asset*.

Further, the Heritage Statement goes on to note (5.3 Statement of Significance) that "*Platt Fields provides an extended setting to the Site in which short-range views of the 1970s extension and the brick boundary wall can be experienced. However, the wider park setting does not contribute to the significance of the villa;* ***it is the immediate 'domestic' setting of the villa that contributes to its significance*** **[our bold]".**

It also conceded that much of the domestic setting of the villa has been kept and as such it is clear that the 1937 et al extensions did little harm to that setting (and indeed have merit in their own right), being in every respect lower than the original and in keeping with its scale and restrained character.

However, the additional height now proposed along Langley Road (plus a steeply pitched and high roof) and the really quite monstrous 13-storey tower rising immediately behind the villa would create a backdrop that in terms of "*Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact*" would "*fundamentally compromise the setting of a designated asset*" and would be a

"*substantially harmful change to the… setting of the identified designated heritage assets*". As such the proposals would have a **Major Adverse Impact**, which "*should normally be avoided*". Where we show elsewhere that there is no mitigating public benefit to the proposals, such harm would necessarily support the reason for refusal of consent.

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	**Direct heritage impacts** **(physical alteration or change to the site's character)**	**Indirect heritage impact** **(visual change to the experience or setting of the site and its context).**
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.

Extract from applicant's own Heritage Statement

The applicant has chosen not to present a view of the proposals of the principal aspect from Wilmslow Road but we do so here as a montage of two drawings included in the application. This clearly demonstrates the impact on the setting of Oakley Villa as a designated heritage asset. Note also the domination of the terraced housing on Langley Road.



3. **The very significant harm to the local community** – where City Council housing policy prioritises the creation and maintenance of stable and sustainable communities in predominantly family-base accommodation, the presence of a further 440 students in the area would threaten the local community on Langley Road and the streets behind with further and unsustainable imbalance from an increasingly transient population.

   While the developer characterises the area as 'student anyway', the consequent blight on the area would serve only to encourage further degradation and a consequent ***increase*** in HMO in the surrounding streets rather than the decrease suggested, especially when there are more appropriate locations in the city centre.

   <u>The effect of the development on Fallowfield as a sustainable community</u>

   The Manchester Sustainable Community Strategy aspires to more balance communities in which local residents can take pride.

   Core Strategy Policy H11 (limiting Houses in Multiple Occupation) also considers that "a sustainable community must provide opportunities for a mix of households. Within this mix, families are particularly important because they support a range of local facilities such as schools and tend to have a greater commitment to the neighbourhood as they live there longer than other types of households" (Para 9.48: Policy H11) and further that "the impacts of Policy H11 will be monitored to ensure that any risk of blight on properties in areas where there are high concentrations of HMOs is minimised (Para 9.48: Policy H11).

   Following a study for Council by Tribal Consulting, Council concluded that a 10% threshold of Houses in Multiple Occupation would be more appropriate beyond which the proportion of shared houses (as student households) becomes damaging to a street or neighbourhood. Council also noted that the proportion of HMO in the immediate area of this application site is between 70% an 79% and between 80% and 89% as a percentage of total households.

   Where the proportion of HMO is already so much higher than the threshold set by Council, any continuation or indeed increase, of that level would be truly devastating to what remains of the local community.

   Council and local residents are all too well aware of issues of noise and nuisance created by a preponderance of students in any one area, in all forms of accommodation. These include late night parties, fast food litter, the demands on local services and facilities, the annual upheaval and vacated properties for significant periods in the year – none of which are conducive to the aims of policy and strategy for stable and sustainable communities and much of which is already prevalent in the area from both the existing HMO and the Purpose Built Student Accommodation (PBSA) on the Fallowfield Campus across the Wilmslow Road.

   The noise and nuisance from the Fallowfield Campus is already an issue for local residents and this on a site bound by main roads and thus away from residential

properties. Being at least a little away from family homes, it might possibly be argued (although residents hardly agree) that the nuisance from Fallowfield Campus as a so-called "self-contained" campus is less severe but this application would put significant numbers directly into the local residential community.

Where the applicant suggests that the provision of Purpose-Built Student Accommodation for so many additional students will draw as many from the HMO next door, the applicant acknowledges that the demand for PBSA will not yet be met and that overall numbers of students will continue to rise and continue to outstrip supply, notwithstanding any temporary effects of COVID.

Further, at double the cost of shared accommodation in HMO the price point offered by the applicant does not support the contention that the scheme will encourage anyone, let alone second and third year students, out of HMO. Indeed, there is no tangible evidence to support the applicant's claim that this accommodation will reverse the established student preference for private accommodation shared with friends in the later undergraduate years.

The unsuitability of the location to Purpose Built Student Accommodation (PBSA) with respect to decisions at the Executive and Core Strategy Policy H12

Per item 137: Meeting of Executive minutes 9th December 2020, the Council Executive has decided to endorse the approach set out in a report to Executive - 13 November 2019 - Consideration of Policy H12: Purpose Built Student Accommodation within the Changing Market Context *"to help guide the decision making process in advance of the review of the Local Plan and request the Planning and Highways Committee* ***take this approach into material consideration until the Local Plan has been reviewed***" [our bold] and in doing so notes "*in balancing the views of HEI's, developers, students and residents, along with current policies and standards, it is considered that the principles set out in the report to the November Executive remain appropriate as providing the context for the application of Policy H12*."

The report states that "*location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas* ***immediately adjacent to the core university areas, principally the Oxford Road Corridor area".*** And further to a number of specific exceptions of which the subject site is not one, "*the* ***only*** *exemption to this within the city would be within the Eastlands Strategic Regeneration Framework area*" [our bold].

The location of the subject site is thus out with of those that are considered suitable for purpose built student accommodation and as this context for the application of Core Strategy Policy H12 stands, the application should be refused if only on this basis alone.

Application of Policy H12 and the criteria for Council support in the context of the endorsement of the report to Executive (set out at Appendix A of the report) decided 9th December 2020

With respect to the application of Policy H12 in the context of the report to the Executive, the applicant claims to have satisfied the requirements for Council support but fails to do so as follows:

1. Where the applicant claims to have satisfied the criteria on both counts of proximity to University campuses or high frequency bus routes, it fails to do so on the one hand in the light of the recommendation to only consider sites for PBSA in specific areas (of which the subject site is not one) and on the other hand, to site new accommodation in close proximity to the University campuses where "the suggested revised approach to Purpose Built Student Accommodation will only consider development of new accommodation in close proximity to the University campuses, reducing the need to travel, and thus minimising carbon emissions" (item 7.0: Contributing to a Zero-Carbon City).

2. Where the applicant claims the requirement for "proposed schemes that fall within [the Oxford Road Corridor] will be expected to take place in the context of the energy proposals plans as required by Policy EN 5" does not apply as the subject site is not in the Oxford Road Corridor, it fails to recognise that only those areas within the Oxford Road Corridor (and other specific exceptions of which the subject site is not one) are to be considered as suitable.

3. While acknowledging that this would be a high density development, the applicant fails to recognise that the surrounding area is overwhelmingly low density, two-storey terraced housing and is thus not "*compatible with existing developments and initiatives"* as required.

   What is more **Core Strategy Policy H6** states that "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, **as part of mixed-use schemes**" **[our bold]**, which of course, this is not.

   Further, the included Transport Statement fails to calculate an anticipated travel demand on the basis that since no car spaces beyond staff, accessible and electric charging spaces will be provided, none will be needed. Whilst rooms might be contracted as such, we contend that this is both contradictory and extraordinarily naïve especially in the context of the target second and third year students.

   The effect of increased numbers of parking on the amenity for local residents and their visitors together with ongoing wrangling over policing and complaints will be significantly damaging.

4. Where the applicant claims to satisfy the requirement for positive regeneration impact it should be noted that whatever benefits are claimed:

   a. "*supporting Manchester's Higher Education offer*" Any possible benefits might be better provided in areas identified by Council as suitable for purpose built student accommodation,

b. "*providing housing choice and supporting 'recovery' of traditional housing stock*" is not guaranteed or adequately evidenced and we have contended above that the additional numbers will serve only to reinforce the area as a 'student area' to the detriment and even demise of the local community headed by Langley Road.

   Further, the absence of private PBSA built in the area or 'a strong demand from students to live in Fallowfield' is no reason to concentrate yet more students in this area in the face of council executive direction to the contrary and to the detriment of the traditional housing stock and community.

   Such a concentration of numbers would indeed exacerbate the issues that the applicant acknowledges and would indeed be an addition of numbers rather than a displacement from HMO, as the combination of an acknowledged and continued failure to meet demand and disparity of price point between PBSA and HMO suggests.

   We have set out above where the scheme would have a significant detrimental harm and negative regeneration impact on the life and sustainability of the local community with respect to Policy H11. It does not offer a mix of uses. It would contribute further to the domination rather than the support of district or local centres, whilst increasing pressure on existing neighbourhood services to the detriment of existing residents (as an additional example, it is also worth noting that the area has significant issues with low water pressure due at least in part to the burgeoning (student) population).

   These are key regenerative failures of the proposals**.**

c. "*making efficient use of the land*" where the accompanying Commercial Assessment focuses exclusively on a use as office space and in poor comparison with predominantly Grade A office space elsewhere in the city and Salford, the assessment ignores both the potential for refurbishment and other potential efficient uses of the land.

   It is acknowledged that there will be an effect from COVID. Although this is as yet unknown, there is a great deal of discussion in the marketplace around decentralised locations closer to the communities they serve, especially for smaller businesses. Although the property is 'aged', it is of a format in terms of plan depth and structure, which has the potential for such use and extension, which as noted will return the value f its embodied carbon.

   Where **the assessment and application fails to make the case that new student accommodation is an efficient use of the land**, it does however list the many benefits of the location required for efficient office use and these might well be turned to other uses such as: work/residential, small

business offices/ start-ups, affordable homes, homes for the elderly, university/ other institutional admin, smaller scale healthcare, clinics and dentists either as new build or refurbishment.

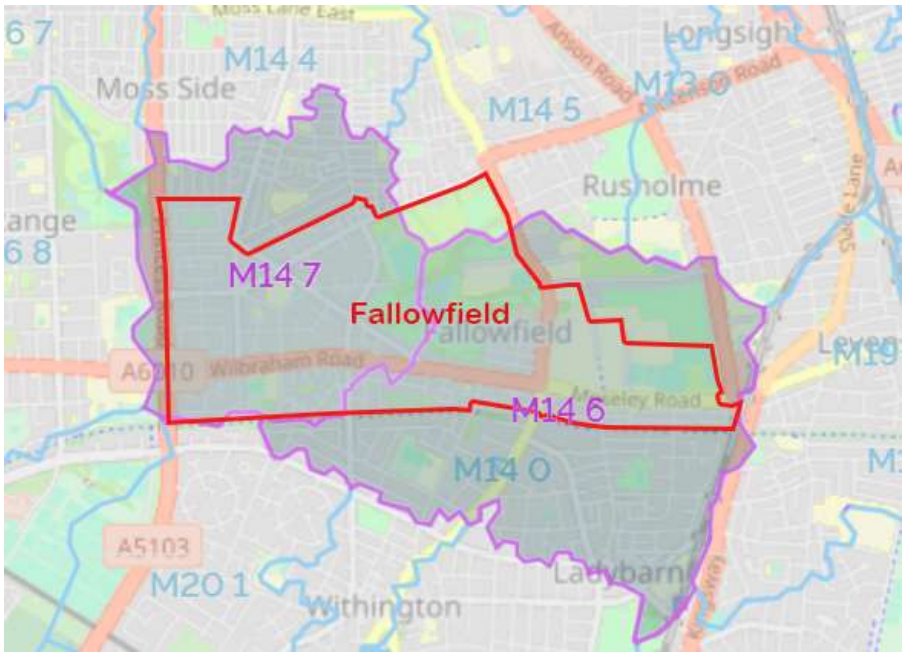
d. "*conveying heritage benefit*" as noted, the setting of Oakley Villa is as important as the villa itself and there is substantial harm to its setting with a 13 storey building on the one hand and an increased-height block on the other as back drop

e. "*economic and social benefits*" the accompanying Economic Impact Statement outlines potential economic benefits in the Construction and Operational Phases which are neither unique to this site and might be better accommodated elsewhere in accordance with Council Executive direction nor are they proven in terms of Enhancing Housing Choice. There are other uses that have the potential to provide real economic and social benefit.

Whilst the Construction Phase impacts might and should better be accommodated in the city centre and does not therefore add to the sum total of GVA, jobs and investment, the report similarly acknowledges that the Operational Phase impacts are "***not considered net additional as, whilst the Proposed Development will increase PBSA capacity, it will not increase overall number of students accommodated in Manchester***". Where the Economic Impact Statement set outs the impacts of an Enhancement in Housing Choice, these are not proven in this location especially given the relatively expensive accommodation proposed when in comparison in comparison with the local rental market.

Further, the application offers no balancing social benefit to the significant harm to the local community. The damaging effects of a preponderance of any use in any one area or any inappropriate area has been well established by council (particularly in this case with respect to Policy H11 and the executive direction for PBSA in the City Centre and Oxford Road Corridor, which the subject site is not).

Council Core Strategy has established that the subject area either side of Wilmslow Road has in the order of 60% to 89% of households in student HMO. Recently published surveys (https://wonkhe.com/blogs/the-start-of-term-is-not-just-a-problem-for-universities/) indicate that the relevant M14 6 and M14 7 post codes have a student population in the order of 32,980 or 64% of the total population of the area.



Postcode Area M14		Area km^2	Number of student residents 2018/19 per postcode area	Population (2011 census)	Percentage of population who are students
M14 6	East Fallowfield, North Withington	2.37	11,195	19,876	56%
M14 7	West Fallowfield	1.52	990	13,104	8%
Total for M14 6 and M14 7		3.89	12,185	32,980	64%

Thus, the student population is a whopping 56% in M14 6, where of course the USDAW property is located. This overwhelming over-concentration of a single group is thus contrary to the aims of **Core Strategy SP1** to put the emphasis "*on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres*" and where "*all development should contribute to the City's aim to create neighbourhoods where people choose to live and where a good mix of housing and local services and facilities provides for people of all ages and with differing needs.*"

The impact is felt not just in Fallowfield but affects neighbouring wards. The truth of the matter is that if the load is not shared to an acceptably low level, no wards or district centres outside of the city centre or areas such as Oxford Road Corridor (as identified by Council Executive 9th December 2020) have the services or critical mass of population to absorb the annual term-time influx at this level nor withstand the annual exodus and empty streets for the rest of the year.

Even allowing for the 3000 or so students in PBSA on the Fallowfield campus, the clear implication is that there are 17000 students in M14 6, who displace residents from an otherwise useful source of affordable housing stock.

Where the applicant laments the lack of new PBSA in Fallowfield in the last seven years (ignoring Chancellor's Court and others to come) and claims that the student demand for Fallowfield is an inevitability that must be met by an ever increasing offer of student accommodation, every effort has to be made to reverse the current trend rather than to encourage any further increase via this application.

5. Where "*proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area*", only "consideration" of the principles of Secured by Design are promised and there is no commitment to any particular standard (Gold, Silver or Bronze) especially where the number of lap tops on site is most likely to be considered a 'honey pot' for theft.

   Further, there are no proposed measures to kerb an increase in the long history of nuisance from litter in the streets from the use of local fast food outlets. Such a less-trafficked road as Langley Road is likely to become a magnet for such nuisance sitting outside of a more managed environment on site.

6. Where "*consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation*" and the applicant alludes to a review by the non-elected "Places Matter", no consideration in the design is given to the increased noise and disturbance in that review or the Planning Statement.

   Where the potential for noisy parties and other large gatherings is substantial, the accompanying Noise Impact Assessment **does not address the impact of noise break out from the development and the effect on local residents.**

   The assessment of noise break-in relies on desktop calculations and offers no method of on-site corroboration of the results or the high standard of construction required to meet the stipulated noise reduction performances.

   Notwithstanding the results of the Noise Impact Statement, the noise assessment allows for only trickle ventilation through the façade whereas the TM59 Overheating Study requires that ventilation panels to the side of every window must have 40% free area ventilation to avoid overheating, noting that "it should be checked by others that the ventilation requirements of the Building Regulations are also met."

It is also noted that air permeability, which is designed to be low to improve thermal performance, conflicts with the requirement especially where free air ventilation is required to achieve Building Regulations standards. **The resolution of such contradictory aspects of the design will compromise the promised performance of each and/or is likely to be costly and will affect the project viability and delivery**.

With regard to physical size and dominance, the statement that "*the eaves line of the accommodation fronting Langley Road is lower than the current parapet level of the office accommodation so there will be no perceived height increase at street level*" is disingenuous to the extent that the proposed accommodation extends higher than the proposed eaves line and that the occupied levels in the existing facades are significant lower than the existing eaves. The new windows on the resultant number of floors at modern ceiling heights would dominate the existing two storey terrace houses with consequent effect on the amenity and privacy of family homes.

It is also noted that a **full two storeys** are proposed above those of the existing terraced houses, that the distance between them is less than the recommended 24m where height is added and that **whereas the current offices are empty outside of the working day, the proposed student residential use will be occupied 24 hours of day and night** (and that 'active' occupation is likely to go on late into the night) giving rise to significant overlooking and consequent loss of privacy and amenity to the local residents.



The new block on Langley Road dwarfs the existing terraced houses

There is no assessment of the light pollution from the four storey block directly into the windows of family homes on Langley Road nor from the 13 storeys of student bedrooms overlooking them (and the park).

Where the occupied levels of the existing buildings step down to two storeys to the West along Langley Road thus giving relief day and sunlight to almost half of the houses there, the proposed block remains at four storeys for the whole length.



The design thus fails to address policy, where otherwise "*all development should have regard to the… effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise*" **(Core Strategy Policy DM 1 Development Management)**

Further, the 13 storey tower contravenes **Council Tall Buildings Policy EN 2**, where it is acknowledged that such a tower would be substantially taller than their neighbourhoods (two storey terrace houses) and

- it does not "*ensure that* [the proposed] *tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views",*
- it is not appropriately located as suitable locations are to be "*within and immediately adjacent to the City Centre",*
- where it is noted in policy that locations "*elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area*", no such positive role has been shown to be the case with regards to the proposed height,
- the height does not "*relate more to the local, rather than the City Centre, urban context"* where the local context is overwhelmingly low rise,

- the impact on the local micro-climate has not been "*modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment*",

Where reference is made to Owens Park Tower as precedent, it should be noted that this is a singular high point in the context of the low rise Fallowfield campus on the other side of Wilmslow Road and is under threat of demolition as being unsuitable for modern student accommodation.

Similarly, no start has been made on the 2018-scheduled redevelopment of the "Toast Rack" abandoned by MMU on the former Hollings Campus and as such has not yet demonstrated that it is viable and deliverable per policy or that it will not have a "significantly negative impact on the regeneration of an area."

The proposed tower is more than double the height of the trees in the park on the northern boundary of the site. As said above, the tower will dominate and overshadow the grass and trees depriving them of sunlight, breaking the rural skyline and looming over the park and the Shakespeare Gardens to the detriment of the amenity of park users coming in from this and surrounding wards.

7. Where appropriate proposals "*should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value*", the application fails to have regard for the setting of Oakley Villa, where the existing extensions rise no higher than the villa and which will be damaged by a 13-storey tower on the one hand and an increase in height to Langley Road on the other as a backdrop.

   There are as we have said, a number of potential uses for the site should USDAW's relocate and the continued and viable use of the villa does not rely exclusively on high-density student accommodation.



the restrained and well-mannered existing façades

The characterisation of the southern extension as unsightly is a subjective response to which we disagree. The façades facing Langley Road include fine brickwork in a modern, even art deco style and all of the façades are balanced and restrained. The existing additions have been a well-mannered and visually considerate neighbour to facing properties for several decades.

The applicant acknowledges that there is a risk of damage to the heritage asset by limiting student access to the villa.

8. Where "*consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage*" and the waste from the use of fast food outlets continues to be a perennial problem for local residents, the application makes no provision for.

   Where EN19 requires that all developers are:

   "*to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)*", the applicant has failed to comply with EN 19 or to provide or submit:

   "*a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met*." or to:

   "*Have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users."*

   "Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system."

   "Require waste management practices to have full regard to the environmental, social and economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and co-location with other employment uses where appropriate."

   "Encourage communities to take responsibility for the waste they create through the provision of accessible facilities."

   The applicant appears to have paid scant attention to the policy, only providing a rapid hand written pro forma stating the size of the total waste storage area (without clearly marking them on plans as required or delineating any physical site provision for refuse collection or periodicity.)

9. Where "*developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces*", the applicant has not demonstrated that that need is best met in the subject location for the many reasons herein but principally for the reason that the best location is in the City Centre or the Oxford Road Corridor or in certain specific locations (which to repeat, this is <u>not</u>) as identified by commissioned report to the Executive and endorsed in their meeting 9th December 2020.

   Further the "letter of support" from one of the universities falls short of any formal agreement with an HEI for the supply of all or some of the bedspaces.

10. Where "*applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable*", the applicant has not shown that the proposals are financially viable especially when the failings in design and the rectification thereof are to be taken into account.

    Nor has any consideration been given to demonstrate how the buildings might be built safely and without further impact on the locality on a such a constrained site.

Fw: Objection to student accommodation

Planning <[redacted]>
Fri 05/02/2021 10:06
To: Robert Griffin <[redacted]>

Technical Support Team (Planning)
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: 04 February 2021 21:35
To: Robert Griffin <[redacted]>
Cc: Planning <[redacted]>
Subject: Objection to student accommodation

Dear R. Griffin / Planning Office

I believe a private company plans to change the USDAW building in fallowfied to student accommodation for 425 students.

As a person who was born and currently lives in Fallowfield, I would humbly ask and request that you halt this proposed plan. This area has deteriorated due to the increase of students. They have caused havoc with their regular drunkenness and loud parties. I've had enough!

Stop making the lives of the locals miserable!

Regards,
[redacted]

****
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Fw: Student accommodation in Fallowfield

Planning <[redacted]>
Fri 05/02/2021 10:07
To: Robert Griffin <[redacted]>

Technical Support Team (Planning)
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: 04 February 2021 22:41
To: Planning <[redacted]>
Subject: Student accommodation in Fallowfield

To whom it may concern,
I'm writing this email as I would like to display my concern about more student accommodation being built in my area Fallowfield.
I belive, it will negatively affect the community. As it could potentially increase the levels of anti social behaviour. An even bigger increase noise nuisance to the area and that it will increase the pressure on local services like GP, hospitals and create traffic problems. I would like to respectfully object to the planning of student accommodation being built. As the comminity has dealt with many problems especially noise nuisances over the past years I've lived here due to the students not caring or respecting the rest of the community. I ask you to please reconsider building more student accommodation in fallowfield as their is already enough in our area.
Thank you for your time and consideration.

****
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Fw: USDAW building fallowfied planning

Planning <[redacted]>
Fri 05/02/2021 10:09
To: Robert Griffin <[redacted]>

Technical Support Team (Planning)
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: 04 February 2021 23:20
To: Robert Griffin <[redacted]>
Cc: Planning <[redacted]>
Subject: USDAW building fallowfied planning

Dear Sir

I am writing as a resident of Fallowfield, I am aware planning has been made to convert the USDAW building in fallowfield to student residence.

As a resident with family I do find the high level of student accommodation has a major impact on the quality of life for residents.

As well of the usual complaints over noise, anti social behaviour and crime. In recent times there has been a large growth in drug and substance abuse with dealers openly approaching people whilst out shopping in the shops on wilmslow road in fallowfield.
This is a major worry when you have children with you and has contributed to the ongoing criminality.

Also this year the behaviour of students during lockdown has inevitable created a high risk environment for residents.

All the above are reasons why I object to yet more accommodation being created in the area. The council has worked hard with selective licensing etc to reduce the impact that it would be shame that after recognising the issues that the council proceeds with adding to the issues.

Regards

[redacted]

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Fw: Objection to usdaw plans in fallowfield

Planning <[redacted]>
Fri 05/02/2021 11:24
To: Robert Griffin <[redacted]>

Technical Support Team (Planning)
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 February 2021 10:18
To: Planning <[redacted]>
Subject: Objection to usdaw plans in fallowfield

Hello,

I object to these new plans.

Thank you

Sent from Yahoo Mail on Android

****
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[redacted]

2 February 2021

PLANNING AND
BUILDING CONTROL
05 FEB 2021

Manchester City Council
Ms Julie Roscoe
Director of Planning, Building Control & Licensing
Level 6 - Town Hall Extension
PO Box 532
Manchester M60 2LA

Dear Ms Roscoe

OAKLEY VILLA : PLANNING APPLICATION REF 129020/FO/2020

I have lived in Victoria Park and Fallowfield for over 45 years and am writing to object to the Proposals contained in the above Planning Application submitted by Watkins Jones.

My principal objections are that there will be damage

to the Park and the Environment:

- The 13 storey tower block overpowers the park and users
- Trees will be lost to the development both by removal to allow the construction works and by damage during the piling & construction works
- There will be an increase in litter
- There is very little amenity space on the USDAW site and students will undoubtedly spill out into the park spoiling the quiet ambience
- There would be significant light pollution affecting the wide range of wild life supported by the park
- There will be significant noise pollution

to the Villa Setting:

- The Langley Road Block and the brutal 13 storey tower block create a backdrop that would have major adverse effect on the existing villa
- The development contravenes the Council's Tall Buildings Policy

to the Local Community:

- The development of Purpose Built Student Accommodation (PBSA) already existing in Fallowfield has seriously affected viability and sustainability of our community
- The proposed additional PSBA will not improve our neighbourhood
- The applicants claim that the proposed development will encourage students to move away from HMOs is unlikely to occur The high rental price will deter potential tenants
- There are already enormous problems of noise, anti-social behaviour, crime and overburdening of services that will be further aggravated
- Already more than half of the local population are students, to add to them will drive further families away inflicting further damage to the resident community
- There sems to be a belief held by Manchester University and students generally that Fallowfield is "their campus" and the addition of a further PBSA will only perpetuate this incorrect view
- The proposed development looms over the two storey terraces on Langley Road, impacting on their privacy, quiet and quality of life

- What social benefit will the development bring? There is no nett increase in GVA, jobs or investment

Access, parking, servicing, traffic generation etc:

- There is inadequate parking planned within the development and limited on street parking This will be a serious nuisance to local residents

- At the start of term an additional 425 students will arrive over a very short period each with a parent/s and a delivery vehicle how will traffic management be managed?
- There is already gridlock when Owens Park opens up at start of term

- Access to and from Langley Road and on to Wilmslow Road is not easy now, in that it requires crossing a dedicated bus lane which is usually very busy The additional traffic generated by the proposed development will have an adverse effect on traffic management requirements and highway safety

- There is already the large "student" bus stop right outside the site, during term time the students already here require marshals to control numbers, a further 425 will only compound the issue

In conclusion the proposed development should be reconsidered, The impact of the additional student numbers on the local community and relevant services will be difficult to sustain

I ask you to refuse approval of this application and to explore alternatives which could be more acceptable

Yours sincerely

[redacted]

[redacted]

Fwd: Ref 129020/FO/2020

[redacted]

Fri 05/02/2021 12:14

To: Robert Griffin <[redacted]

Resent with address on

From: [redacted]
Date: 4 February 2021 at 20:59:14 GMT
To: [redacted]
Subject: Ref 129020/FO/2020

Dear sir
I am writing to object to the above planning application.
The plans are most inappropriate for the area and if successful will cause major disruption and huge tension to the local residents.
I was brought up and lived at 18 Cawdor Road for twenty years. My mother still resides there and we often stay and visit her in her home.
Over the years we have seen the area change from one with stable family homes providing neighbourly communities to one with over crowded houses with dug out cellars and transient party-time residents.

I highlight below some of the issues I foresee;

1. Excessive Population Increase..
450 people in a space meant for 100 max.

2. Excessive Noise Levels...
In addition to the excessive quantity of people, the age of the population leads to unreasonable noise levels due to constant gatherings and 21st party's - with doors slamming and doorbells ringing til 5am in the morning.

3. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road.
The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes. This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area.

5. Sustainable Community

We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

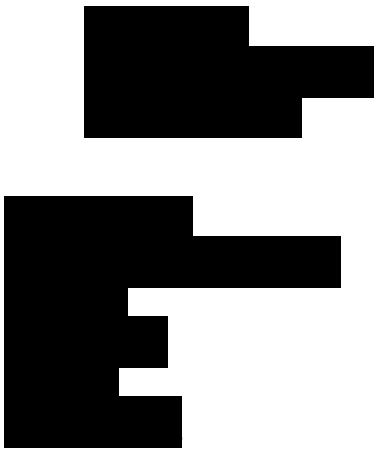
6. Lack of Resources...
There are not enough facilities such as doctors and dentists and shops for the current population.

7. Landlord Finances
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be turned back into family homes.

8) 13 floors is excessive...
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. Also the current building is only used during office hours and is not a 24 inconvenience!

Given the above issues I would ask that the plans be rejected outright.

Yours sincerely



Planning objection 129020/FO/2020

[redacted]

Fri 05/02/2021 17:30

To: Robert Griffin <[redacted]

Dear sir,

I am writing to strongly object to the above planning application.

I firmly believe the plans are most inappropriate for the area and if successful will cause major disruption and huge tension to the local residents.
I am a family friend to [redacted] who has lived there for 40 years. I am very familiar with the area and visit from time to time.
Over the years the area has changed from one with stable family homes providing neighbourly communities and support to one with over crowded houses with dug out cellars and transient party-time residents. I was appalled to learn of the proposed development.

I highlight below some of the issues I foresee;

1. Excessive Population Increase..
450 people in a space meant for 100 max.

2. Excessive Noise Levels...
In addition to the excessive quantity of people, the age of the population leads to inconsiderate and unreasonable noise levels due to constant gatherings and 21st parties - with loud music, shouting on the streets, doors slamming and letterboxes banging til 5am in the morning.
The students of the area aren't following legal government rules during a global pandemic because they have still been socialising in each others houses and having loud disturbing parties which Manchester City Council and the out of hours team are aware of. This highlights the outright disrespect they have for anyone else in this area and it does not need more students to influence and continue this kind of disrespect.

3. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road.
The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes. This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area. Students don't live their long term so they don't care for the area like a long standing resident would and Manchester City Council already can't keep on top of the consistently overflowing bins, blocked alley ways and dirty streets.

5. Sustainable Community
We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

6. Lack of Resources...
There are not enough facilities such as doctors and dentists and shops for the current population.

7. Landlord Finances
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be turned back into family homes like the proposal suggests.

8) 13 floors is excessive...
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. Also the current building is only used during office hours and is not a 24 inconvenience!

9) Platt Fields park
This beautiful park has gone from constant blooms of flowers to disgusting metal nos canisters often dumped in the car park and all around the park including the pond which affects the local wildlife.
In good weather the park is already dominated with large student gatherings playing loud music and leaving behind an excessive amount of rubbish including disposable Bbqs which kill the grass. It's already intimidating taking younger family members there to play. A higher volume of students in the area will not be healthy for the park.

Given the above issues I would ask that the plans be rejected outright.

Yours Sincerely



adding to objection 129020/FO/2020

[redacted]

Sun 07/02/2021 16:14

To: Robert Griffin <[redacted]
Cc: Planning <[redacted]

1 attachments (14 MB)
Fallowfield ASB small.MOV;

Dear Robert,

I'm resending this objection (originally sent on feb 3rd) as I didn't include my address, I understand this is a requirement.

My main point of objection is against more students in this small area. There are already vast numbers of students here and they cause a huge amount of disruption. To illustrate this I've attached a short clip of footage collected from autumn 2019 (made prior to a meeting with the universities about the student behaviour).

Please watch it with the volume up as this is what we experience here on a daily basis.

Regards,

[redacted]

Begin forwarded message:

> **From:** [redacted]
> **Date:** 3 February 2021 at 16:21:42 GMT
> **To:** [redacted]
> **Subject: 129020/FO/2020 Oakley House. Planning objection.**
>
> Re: Planning application for Oakley House development. Planning application no. 129020/FO/2020
>
> Dear Sir/Madam,
>
> I would like to object in the strongest terms to the above planning application, I cannot emphasise enough how much this particular proposal will be detrimental to Fallowfield and our community. Reasons as follows:
>
> First and foremost - we are already vastly overpopulated with students in this area, the balance is far beyond tipping point and I'd go as far as saying this imbalance is now critical. Some streets around the proposed site, on Fallowfield brow and elsewhere,

now consist almost entirely of student HMOs, with long term (council tax paying) residents being forced to leave their homes of many years because of the mess, noise and anti social behaviour created by the students, whose numbers have increased year upon year. The expansion of the Owens Park residence (directly opposite the proposed site) has already massively increased the student numbers and exacerbated this problem.

Secondly, the proposed site is directly next to Platt Fields public park, which is used daily by joggers, dog walkers and local families. With this development, offering few amenities and very little outside space of its own, the park will inevitably become a playground for these surplus students, who, en masse, have historically shown little regard for their surroundings or neighbours.

There appears to be no car parking provisions for these 425 students, with Watkin Jones citing their 'green credentials' as a reason. This is clearly inadequate and of course means there will be a large number of cars taking up resident's spaces on the surrounding streets. It seems to me they want to cram as many rooms into the site as possible, proposing a 13 storey tower with little or no communal space provided and charge a premium for the privilege. Encouraging the students to use the park and local surrounding space as their own.

We moved to the area a few years ago and were actually looking forward to being a part of the vibrant and diverse community Fallowfield promised, students included. As a composer and touring musician I was quite used to late nights and rowdy get togethers. Nothing could have prepared us for this, we had no idea how over run and overwhelmed with students it had become, there is a massive imbalance here which has caused a lot of anger with local residents, some of whom have been here for over 30 years and seen it being driven down by the universities and their insistence on putting more and more students in this very small area, making Fallowfield effectively a huge, unofficial (and unpaid for) halls of residence, this proposal for an extra 425 students cannot and must not be allowed, it will be the last straw for many people here.

The pandemic has affected my work enormously and I, like many others, have seen a massive drop in income this last year. It infuriates me that as permanent Fallowfield residents we're having to make big sacrifices just to pay our council taxes, which is then spent on clearing up after the 11'000 plus students (that's just in the M14 6 postcode), none of whom pay anything to the council at all, yet seem to believe it's 'their area' and we shouldn't be living here.

This community is in desperate need of rebalancing, we need to encourage families and young professionals to the area, not more students. The developers should urgently reconsider this and either scrap the idea entirely or completely re design their proposals to assist the council in their core strategy of creating a balanced community.

Yours faithfully,

[redacted]

Planning application 129020/FO/2020

[redacted]

Mon 08/02/2021 11:14

To: Robert Griffin <[redacted]

Dear sir. I would like to express my deepest concerns about the above planning application involving the redevelopment of Oakley Villa in Fallowfield. My main objection relates to the plan to build accommodation for over 400 students. I am not against students as they bring vibrancy and contribute to the economy of the area. However , Fallowfield is already saturated with students , especially following the expansion of accommodation at Owen's Park. As well as the positives students bring to the area sadly there is a large minority that have a negative effect on our area. Anti social behaviour including noise both from parties and transient noise are a serious issue for the long term residents living close to the Wilmslow Rd corridor. Some students seem to think that living in the community is the same as living on campus and do not have any regard for local residents. The other big problem is littering especially with fast food containers and alcohol cans and bottles. Having over 400 additional students would only exacerbate these problems adding to the misery of the long term residents. I would much rather see the Oakley Villa site used for much needed affordable housing for families and professionals. We need to bring more of these groups into the area to address the imbalance of students and long term residents.
I would appreciate you taking the issues outlined above I to consideration when dealing with this application.
Yours.

[redacted]

Reference: 129020/FO/2020

[redacted]

Wed 10/02/2021 15:22

To: Robert Griffin <[redacted]

Good afternoon Robert

I must stress that I am very much against this student development!

This area needs more families and less student accommodation.

I own my property on Egerton Road and recently had to find tenants for this property due to the noise and rubbish that has been produced by students it has been unbearable.

Please accept this email as a rejection to the proposed application.

Regards

[redacted]

Fw: Planning ref no: 129020/FO/2020

Planning <[redacted]
Thu 11/02/2021 14:59
To: Robert Griffin <[redacted]

Regards

Technical Support Team (Planning)
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 February 2021 14:51
To: Planning <[redacted]
Subject: Planning ref no: 129020/FO/2020

Hi,

This email is in regards to a planning application on Langley road.

Ref no:- 129020/FO/2020

We live here and we are a family home. We have lived here for over 30 years

We are not happy with the planning due to the following reasons:

- There is already no space to park our cars when the students are here as they leave their vehicles on our road and get on the bus to go to the campus.
- There is already enough noise and disturbance caused by the students here and if there will be any more accommodation made will lead to more noise rubbish and litter in the area.
- Wilmslow road is very congested and by building this will cause more buses and more traffic around here.
- The building will block the skyline and will block any daylight we are getting at the moment.

Thank You

[redacted]

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Fw: Ref no:- 129020/FO/2020

Planning <[redacted]
Thu 11/02/2021 15:00
To: Robert Griffin <[redacted]

Regards

Technical Support Team (Planning)
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 February 2021 14:52
To: Planning <[redacted]
Subject: Ref no:- 129020/FO/2020

Hi this email is in regards to a planning application on Langley road.

Ref no:- 129020/FO/2020

We live here and we are a family home. I have lived here for over 35 years

We are not happy with the planning due to the following reasons:

- There is already no space to park our cars when the students are here as they leave their vehicles on our road and get on the bus to go to the campus.
- There is already enough noise and disturbance caused by the students here and if there will be any more accommodation made will lead to more noise rubbish and litter in the area.
- Wilmslow road is very congested and by building this will cause more buses and more traffic around here.
- The building will block the skyline and will block any daylight we are getting at the moment.

Thank You

[redacted]

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Fw: 129020/FO/2020 188 wilmslow road OBJECTION

Planning <[redacted]>
Fri 12/02/2021 08:40
To: Robert Griffin <[redacted]>
Regards

Technical Support Team (Planning)
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 February 2021 23:47
To: Planning <[redacted]>
Cc: Robert Griffin <[redacted]>
Subject: 129020/FO/2020 188 wilmslow road OBJECTION

hello

i am writing to object to the planning for oakley planning and USDAW planning in fallowfield.

we object because we are families living in family who are suffering from the noise pollution from students.

these large flats buildings are blocking views and ruining our family locations.

we fully object to these planning permissions.

[redacted]

[redacted]

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Re proposed development on Fallowfield USDAW site.

[redacted]

Thu 11/02/2021 17:39

To: Robert Griffin <[redacted]

I object.

Sent from my iPhone

Planning objection 129020/FO/2020

[redacted]

Thu 11/02/2021 15:54

To: Robert Griffin <[redacted]

Dear sir,

I am writing to strongly object to the above planning application.

I firmly believe the plans are most inappropriate for the area and if successful will cause major disruption and huge tension to the local residents.
I am a family friend to [redacted] who has lived there for 40 years. I am very familiar with the area and visit from time to time.
Over the years the area has changed from one with stable family homes providing neighbourly communities and support to one with over crowded houses with dug out cellars and transient party-time residents. I was appalled to learn of the proposed development.

I highlight below some of the issues I foresee;

1. Excessive Population Increase..
450 people in a space meant for 100 max.

2. Excessive Noise Levels...
In addition to the excessive quantity of people, the age of the population leads to inconsiderate and unreasonable noise levels due to constant gatherings and 21st parties - with loud music, shouting on the streets, doors slamming and letterboxes banging til 5am in the morning.
The students of the area aren't following legal government rules during a global pandemic because they have still been socialising in each others houses and having loud disturbing parties which Manchester City Council and the out of hours team are aware of. This highlights the outright disrespect they have for anyone else in this area and it does not need more students to influence and continue this kind of disrespect.

3. Traffic/ Parking
Currently local houses often have 6 to 8 students living there, with approximately 50% being car owners. The streets are currently over filled with cars especially on Cawdor Road where the pizza delivery drivers park inconsiderately and sometimes dangerously on the corner with Wilmslow Road. The new proposal does not provide sufficient parking facilities (less than 10 spaces for 450 people). Do the planners think it acceptable for the proposed new residents to park outside the current homeowners homes. This is most inconsiderate and totally unacceptable.

4. Rubbish / Litter
The current refuse collection system is chaotic with huge amounts of rubbish being left by residents and builders and the random public. We do not need more rubbish or litter in the area. Students don't live their long term so they don't care for the area like a long standing resident would and Manchester City Council already can't keep on top of the consistently overflowing bins, blocked alley ways and dirty streets.

5. Sustainable Community
We need a more stable population with more families in the area and less student accommodation. We have over 50% of students in the area already.

6. Lack of Resources...
There are not enough facilities such as doctors and dentists and shops for the current population.

7. Landlord Finances
In general, the rental income from student houses is four times the income paid by family rentals. Given the lucrative profits from students it is most unlikely that the local houses will be turned back into family homes like the proposal suggests.

8) 13 floors is excessive...
The current local housing stock is two story and will be dwarfed by the enormous 13 story tower block. Also the current building is only used during office hours and is not a 24 inconvenience!

9) Platt Fields park
This beautiful park has gone from constant blooms of flowers to disgusting metal nos canisters often dumped in the car park and all around the park including the pond which affects the local wildlife. In good weather the park is already dominated with large student gatherings playing loud music and leaving behind an excessive amount of rubbish including disposable Bbqs which kill the grass. It's already intimidating taking younger family members there to play. A higher volume of students in the area will not be healthy for the park.

Given the above issues I would ask that the plans be rejected outright.

Yours Sincerely,



Sent from my iPhone

Fw: Objection: 129020/FO/2020

Planning <[redacted]
Wed 10/02/2021 11:47
To: Robert Griffin <[redacted]

Regards

Technical Support Team (Planning)
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: 10 February 2021 10:54
To: Planning <[redacted]
Subject: Objection: 129020/FO/2020

Dear Sir/Madam,

I am writing to express my disbelief and anger at the proposed Oakley House student accommodation. I have taken the time to read over all of the information, and review the university and developers arguments. I find that they are completely insufficient and do not take into consideration the effect that this will have, no only on the Fallowfield community, but on wildlife, traffic, crime, and quality of life whatsoever.

I grew up in Fallowfield. Even with the level of student population that I experienced 25 years ago, we were so often disturbed by noise, antisocial behaviour, illegal drug use and abuse. This was not only from the students themselves, but from the drug dealers and gang members that these large numbers of young people attract. What should have been a wonderfully safe family area, with its beautiful large Victorian houses and gardens, parks and clubs, was so often threatened, and it was left to the communities themselves to try and sort out any issues, rather than the University (and certainly not any developers of student accommodation) stepping in. Manchester is celebrated for its culture and community, and I fear this is being lost with the cultivation of student dominated areas. Indeed, Council Policy SP1 states that planning should create balanced and sustainable neighbourhoods. Sadly the balance is already in favour of the students (56% in M14 6 are students), and this would only increase. For you to allow one community to be solely responsible for dealing with huge quantities of students, a demographic universally associated with drinking, drug taking, and antisocial behaviour, is completely unfair and irresponsible. I am disgusted that such an idea is even being considered. This shows a complete disregard for members of the community who have lived in the area for generations and who contribute to society in a meaningful and important way. It is a direct insult. You cannot allow this to happen.

The potential impacts on traffic and wildlife are also very concerning. Students will dominate the park, leading to more litter and damage to the flora. There will also be a loss of biodiversity and damage to trees due to the drainage systems that will need to implemented, which will cause

damage to deep tree roots. This is a community that cares very deeply for it trees and parks, with local groups of tree wardens offering their own time free for no pay to take care of trees in local spaces! How dare you consider harming such a caring community? What is already an extremely busy road will have the added pressure of students cars, with added noise and danger. As I have already stated, this is a FAMILY AREA, and increasing the numbers of cars and young drivers is also a very worrying product of this proposal. Purpose built student accommodation is meant to be in proximity to the core university campus, a 20 minute walk away. This is not the case for this proposed planning, with the Oxford corridor stopping officially at Hathersage road.

I am most concerned about the quality of this community, and what effect such an influx of students will have. The strain this will place of shops and local amenities, the shift we will see from local shops and libraries, to pubs and takeaway food dominated retail in the area, and the safety of children and the elderly in the area are what worry me most. This proposed planning is an insult to a beautiful area of Manchester that has already had to deal with careless planning, leading to partial destruction of the neighbourhood and the quality of life it deserves. Do not allow this to be degraded further. I am so disgusted by this proposal, and this community will fight it.

Best wishes,
[redacted]

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Fw: Oakley Villa - 188 Wilmslow Road

Planning <[redacted]>
Mon 22/02/2021 09:06
To: Robert Griffin <[redacted]>

Regards

Technical Support Team (Planning)
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: 21 February 2021 16:46
To: Planning <[redacted]>
Subject: Oakley Villa - 188 Wilmslow Road

Dear sir / madam

I am writing to object to the planned development of Oakley Villa. I'm conscious that I might be late but I received no notification of this planned development and would think there would be something done for residents? Please could you advise how this should have been communicated?

My main objection is the parking situation. During term time I often struggle to park on my street / neighbouring streets and the planned development having 4 car parking spaces seems ridiculous considering the amount of students that have cars. I can't imagine there could be a contractual agreement they don't bring a car with them and therefore the impact on this area will be significant. I'm really not sure where I could park legally near my house should the situation get any worse. To give you an idea, when I drove home after Christmas there were 3 cars parked on the entire street, a week later I'm struggling to park near my house.

Please could you advise if you will be introducing a residents parking permit arrangement that will be well managed if this massive development goes ahead?

I have some, perhaps limited, knowledge of the council's plan for the city and this does not seem to fit with the proposed plan of getting students closer the the city and universities. When I bought my house, I was hopeful that the area would be regenerated and a good mix of students and residents.

Thank you for your kind consideration of my objections. I would be grateful if you could provide me with further information about how you plan to improve this area and what the plan is for Fallowfield.

Kind regards

[redacted]

[redacted]

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Re: Planning Application 129020/FS/2020

[redacted]

Thu 04/03/2021 18:12

To: Robert Griffin <[redacted]

Dear Planning Officers

I have grown up in the Fallowfield area and I care about the area. I have been managing a volunteer project called Fallowfield Secret Garden for many years and have worked with student volunteers.

I have seen Fallowfield change a lot as the numbers of students living here have increased. They outnumber the permanent residents now and that isn't right. Lots of them come to live here for the party life. Drug and alcohol abuse has been increasing and I see loads of dealers driving about in their flashy cars seeking out students. They are always handing out drug cards. I use the shops and takeaways sometimes in Fallowfield but they are all geared to the students and many shut during their holiday times. Everything in Fallowfield seems to revolve around the students and it isn't fair for the local people. It creates resentment because many of the students don't care about the impact they have on others as they are only here for a few months of the year.

I am fully against the application to build more student flats on the USDAW site. It's right next to Platt Fields, my local park. I walk my dog there but I have to find alternatives when the students are out in any nice weather. The broken glass has caused my dog much pain and suffering over the years as it has pierced her paws and caused her agony and has cost me a lot of money in vet fees.

This last weekend has seen a disgusting mess in the park which has been reported in the Manchester Evening News. It's the same in Fallowfield district centre. The whole place is a mess. There is glass everywhere, litter from students not using recycle bins, landlords and builders rubbish and dirty stinking takeaways that have never had their air ventilation cleaned. It will take more than a litter pick by the council to sort Fallowfield out. I know not all students are antisocial but many of them are to some extent when they go out to socialise. They have no idea of the combined impact they have on us.

Fallowfield cannot accommodate any more students, please respect the local population and refuse this application.

[redacted]

[redacted]

Fw: Planning reference 129020/FO/2020

Planning <[redacted]
Mon 14/06/2021 15:35
To: Robert Griffin <[redacted]

Regards

Technical Support Team (Planning)
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: 14 June 2021 15:28
To: Planning <[redacted]
Subject: Planning reference 129020/FO/2020

Dear Sir/Madam,
I am e-mailing regarding the above planning reference involving the USDAW premises on Wilmslow Road, Fallowfield, Manchester, M14.
It came to my notice over the weekend that there is a proposal to build a thirteen story student accommodation block and auxiliary buildings connected to it, on this particular site.

I do not live in the adjacent roads, but I have lived on the Platt Lane side of the park for 55 years frequenting the park with my family and enjoying the environment there, especially in the Shakespearean Gardens. I was surprised that our feelings were not considered with regards to this planning proposal. We have never received a letter in the Platt Lane area alerting us to the matter.

I am concerned about the amount of students living in the M14 area. Many of them do care for the environment, but I find that because they are transient, a greater many of them leave rubbish every where they seem to walk. Things will in my opinion get worse and not better if another 400+ accommodations are provided for them.

I am concerned too about the existing grounds of the USDAW site. What will happen to the existing trees and especially the beautiful Rhododendron trees there? There appears to be no consideration for such things when contractors get the OK.

Also the part of Platt fields Park next to the site, which includes the Shakespearean Garden, will be effected during and after the completion of the project. Already, so little is done in caring for the park by the council. Apart from machines coming into the park to cut the grass when necessary, It appears that a small group of volunteers are looking after it. Why should they, having spent hundreds of hours yearly given freely, to care for this beautiful park for the community be spoilt by something that is not really necessary.

I do hope that you will consider the feelings of the people who live in the area, many for decades, along with many visitors from other parts of Manchester who have enjoyed the benefits of Platt Fields Park, when you make your decision.

Yours sincerely
[redacted]

[redacted]

Sent from my iPad

****

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Fw: Proposed student development overlooking Platt fields

Planning <[redacted]>
Tue 22/06/2021 14:30
To: Robert Griffin <[redacted]>
Regards

Technical Support Team (Planning)
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: 22 June 2021 14:24
To: Planning <[redacted]>
Subject: Proposed student development overlooking Platt fields

To whom it may concern

I was recently taking a walk in the Shakespearean gardens in Platt fields a place I have been visiting since 1981 when I first arrived in Manchester as a student. I have lived in this area for over 30 years and this particular area of the park is close to my heart. I used to go there with my daughter in the pram and later when she was walking she loved to run about in this safe haven. During my recent visit I was informed of the proposed development which would be a disaster for the park blocking light for the plants to grow and thrive. It will severely impact on the park and I feel I should voice my objection. Can we keep our beautiful Manchester parks sacred and build elsewhere?
Yours Faithfully

[redacted]

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Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the 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 am a retired lecturer and, although I no longer live in Manchester, I still have close connections with Fallowfield and, until Covid struck, visited several times a year. I am horrified at the proposal to build a 13 storey student accommodation block on this sensitive site adding 400 extra students to an area which has been allowed to become a student ghetto with all the poorly controlled antisocial behaviour that goes along with it. Every evening drug dealers can be seen delivering orders and every morning the streets are littered with drug paraphernalia. The nights are party time with noise, alcohol abuse etc going on in plain sight. The block is unlikely to be a monastery in the sky. Of course the resident students will join in with the general mayhem. The university knows from experience (I do) that a few wardens will not be able to control this if police and university authorities have already demonstrably failed.
This development is totally out of proportion to the local streetscape and Platt Fields Park. The surrounding Victorian and Edwardian terraces should have been cherished and kept for fulltime residents instead of which planners and University authorities have permitted, indeed encouraged, overdevelopment by unscrupulous private investors and landlords whose only motive is to cram in as many students as possible into each house. And is the current proposal any different? Highly regarded and culturally valuable as are the teaching and research carried out by Manchester's universities, they, like the majority of UK universities rely on their student accommodation for a high proportion of their income. If they must use this business model they should be housing all students on campus instead creating student ghettos in the midst of helpless and long suffering full time residents and the planning authorities should be working toward this instead of conniving with them in destroying local communities.

One of the most cynical parts of this proposal is the minuscule provision of parking spaces masquerading as a green agenda when it is clearly just a way of using maximum space for accommodation blocks. Any planner must realise that students will have cars and an additional 400 students will have even more and they will just find spaces in the already packed surrounding streets creating even more misery as well as traffic hazzard for local residents.
The former USDAW site should be used to provide desperately needed housing for permanent residents of a type and on a scale that fits in with the local streetscape which in itself should be appreciated as a prized example of what Manchester's planners could achieve in past times.

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site
Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:If more student accommodation is required why not refurbish St Gabriel's, Oxford Place?
The Usdaw site is adjacent historic monuments, Platt Park and the Shakespeare Gardens and the fragile surrounding community will not be served by a modernist high rise given that the Toast Rack and other buildings along this stretch of Wilmslow Road do require serious planning consideration now.
'Short term planning for a quick profit' is an approach that I thought Manchester CC was trying to live down not promulgate

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site
Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The Fallowfield area is a mixed area with local family housing, student accommodation, shops and restaurants and a spacious park (Platt Fields). The impact of a large number of students in the area can be problematic, with break-ins, street crime and thefts of cars and bicycles.
The addition of another large concentration of students in this area will further skew the balance of residency, while strongly impacting on the amenities of the park, removing trees, and adding light and noise pollution.
There are frequent buses on the Wilmslow Road corridor, but they already get filled in the mornings and evenings, so that school children and people going to work are not picked up (this is currently made worse by the need to severely limit numbers on buses during the pandemic).
The effect will be to make this a less friendly area for non-students, and to damage the park as a long-standing local amenity.

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site
Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I grew up in Fallowfield so Platt Fields was my closest local park. I'm now away studying Landscape Architecture in Sheffield but it's still very much a place I visit when I'm home. I object to the proposals firstly as access to green space in Manchester is very poor. For me this park is a haven away from the busy roads and day to day life where I can immerse myself in nature. The benefits I see on my mental health are staggering. Without towering reminders of urbanisation and life's stresses, it's a space I can reflect, exercise, socialise and interact with wildlife. The addition of this tower would reverse these benefits and ruin the overall look and natural feel. The new students with easier access to the park would make it over-crowded and intimidating when groups form. Especially as COVID-19 is still present, the temptation for groups of flat mates to gather will be stronger. Addition and management of green spaces should be prioritised as we have seen it's importance to mental health through the pandemic. Residents in Fallowfield are being replaced by students and the neighbourhood is slowly establishing a diversity imbalance. The site offers a better opportunity for enhancing the surrounding green space for community and social use. Also potential for low rise affordable housing.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The issues / reasons for objection are:

1. Not in line with MCC Tall Buildings policy, which requires tall buildings to be contextual. the context of this proposal is park on one side and a nice 2-storey terrace on the other side (Langley Road). The taller block will be towering over the park, the area next to Shakespeare Gardens. Proposed 4-5-storey terrace with a 13-storey behind will completely dwarf existing 2-storey terraces

2. Loss of mature trees within the site which form a part of visual amenity in the park. Trees in the park will be compromised by the proximity of the new-build (damage to the root system) and overshadowing.

3. Loss of light and overshadowing

4. Additional student bedrooms will not decrease the number of HMOs in the area (as applicants claim). It will have the opposite effect driving the remaining local families away. 1st year students who would predominantly occupy the proposed hall would end up partying in other local student HMOs adding more numbers and disturbance to already unbearable situation.

5. Detrimental effect on the local community.

6. Over-development. Too dense and overpopulated for the size and the location of the plot. The park is extremely busy already (we could hardly keep safe distance when walking there recently).

7. Loss of employment site - existing USDAW offices are in a good condition and could be used as a local business hub. their demolition rather than refurbishment would go against carbon neutral targets & environmental policies.

8. City Centre locations and sites close to university campuses would be more appropriate for this type of development as they would support students social life.

The creation of the Platt Fields Park in 1907 was down to a fierce local campagne. Otherwise it would have been sold for development. It seems we need to protect the part and the area around it again.

Would be great to hear if/when you have submitted your objection.

Many thanks

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Group
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Reply from Schuster Road and Park Range Residents Association.

The Rusholme and Fallowfield Civic Society have submitted a detailed objection to the proposed development at Oakley Villa in Fallowfield.

The Residents Association would like to endorse the details in their objection and add its own objection.

Sustainable Community -

The development seeks to increase the number of temporary residents in the area.
The area is already overwhelmed with student accommodation when there is a pressing and desparate need for more family houses, in particular Housing Associaton properties. The proposed development takes us backwards with regard to this need.

In our view, if this development goes ahead all that will happen is that students will move from poorer quality blocks of students housing to this 'new' development. Effectively, all that will be achieved is the obliteration of a 'green' site and the creation of a new 'brown field' site where an 'old' university block becomes unoccupied. This is perverse. It is Council policy is to reduce brown field sites by appropriate developments - It is not Council policy to increase them.

Family housing integrates with schools and local ammeneties - Without giving priority to such housing in the area families are forced to live further and further away - This is not a sustainable model for living for obvious reasons.

Environmental Considerations -

Oakley Villa is one of a very few local historic house set in extensive green space with mature trees that reflect the long history of the site. The tree root system on the site cannot possibly remain undisturbed if the development proposed goes ahead.

The vistas of the house and grounds from all directions, will be completely destroyed by this development. Small houses in the vacinity will live in the shadow of the development both in terms of ammenity (increased noise, litter and traffic) and literally in terms of light, particularly in winter months.

It must be disputed that there is even a need for more student 'block accommodation'. Recent events have shown that 'University Online' will become an even greater share of the university market in future. Under these circumstances why create all the damaging co2 involved in the construction of a mega-structure that is not actually required ?

Traffic -

Large numbers of students will inevitably attract more traffic to the area and local residential streets. It isn't only moving in and out of accommodation (at all times of the year) but also that a proportion of the students will own cars.

Paking more cars always has a knock-on effect. Cars that can no longer park where they did before this new accommodation appeared will park slightly further away, displacing other cars that scramble for spaces even further away. The impact of parking, traffic and rat-runs ripples away from developments and starts to blight local communities streets away from the actual structure.

Summary -

In summary, it is difficult to see any positives at all for the local community in this development at Oakley Villa going ahead. The problems to us as a sustainable community, environmental and traffic considerations are all detrimenrtal. The Schuster Road and Park Range Residents Association therefore support the Rusholme and Fallowfield Civic Society in opposition to this development.

Park Range and Schustet Road Residents Association Hon Sec.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:we strongly object to this proposal for the following reasons:

- damage to our local park
- damage to the local community
- overpopulation
- unacceptable scale, completely out of context
- imbalance of student population which is contrary to the MCC policies
- predominance of students in the area will drive away families
- lack of open space
- light and noise pollution

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Please consider my strong objections to this out-of-scale, community-damaging development.

It is now a Manhattan, or Manchester city centre, or even Oxford Road Corridor zone which stops at Heathersage road. If the site is to be redeveloped it should be no higher than the current USDAW offices. We need family homes in the area, not more student beds - for people working in the hospitals.

The UoM is not supporting this application. It contradicts many MCC policies and should be rejected.

Comments for Planning Application 129020/FO/2020

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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 am objecting to this application for the following reasons.

1 Additional student housing would be detrimental to Fallowfield
The continuing increase in student accommodation, a mix of Houses in Multiple Occupation and Purpose Built Student Accommodation, has already fundamentally changed the nature of Fallowfield and especially Fallowfield Brow, where this proposed development is located. Manchester City Council has policies in place to ensure that there is balance of housing, specifically including housing for families, in residential areas. Surely these policies would indicate that additional student accommodation, if required, should be built in other parts of the city.

2 The proposed building is far too large for surrounding area.
The existing housing on the west side of Wilmslow Road, by Oakley Viila, is two and three storeys high. A 13 storey tower would be entirely out of context, would visually dominate the neighborhood and would loom over Platt Fields. I understand that Manchester has a Tall Buildings Policy to ensure that tall buildings outside of the City Centre are only permitted when they would complement existing buildings.

3 The proposed building would harm the environment
The tower block and other proposals would result in a significant loss of trees and would adversely affect the wildlife. We believe this is contrary to the Green Infrastructure and Core Strategy Policy EN 9.

4 The proposed development is not in partnership with an educational institution.
We understand that a formal agreement with a University or similar is required to prioritise the site for Purpose Built Student Accommodation.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am very worried by the endless growth of student accommodation in Fallowfield. The area is virtually monoculture now. It makes it alienating for non students as does any monocultural area.
Please do not allow a tall development to loom over Platt Fields. The ongoing damage and destruction to lovely old buildings here is a shame. Developers seem to buy up old buildings and then leave them to rot (viz Daisy Bank Rd) so there is no option but to knock them down and put up a monstrosity. there would also be more loss of green space and trees and we have lost enough in this area over the last few years.

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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 the WJ development above. The developers state that the building student accommodation will free up home in the local community for residents. There is no evidence of this happening or evidence of this. There is no government policy or council policy to support student homes returning to residential homes. What is clear is by increasing student accommodation in Fallowfield it will increase in student numbers to the area. We are the most unbalanced community in the UK with 56% of Fallowfield residents being students. This with some streets in Fallowfield been 90 %, student occupiers. (Egerton, RD). Wilmslow rd where the development is placed in the most polluted road in Europe and this development would increase the numbers of people travelling on the road and increase pollution. The development of a 13 tower block is out of balance of size and character with the surrounding streets with no parking for students in itself. The building, if built, will create a loss of light to the park and users by the shadow it creates. Owen's park tower is due to be demolished so this new building would be out of keeping with any of the surrounding buildings by 11 storeys. The council H12 policy states that any student accommodation should be built immediately adjacent to the core universities. This development is not.
Furthermore, the increased anti-social behaviour caused by students will become worse. We have real problems with open drug dealing on our street corners in the daylight, student muggings from drug deals gone bad. Massive litter and environmental noise issues from student houses, parting in the street and night-time noise from students treating out streets in Fallowfield as 24-hour mardi gras where they shout, scream, openly urinate and puke in the streets daily. This development will increase the nightly, and daily issues Fallowfield community is suffering from. It will not rebalance

the community. Fallowfield became the UK's number area for COVID in April 2020 due to students' numbers in the area due to student accommodation and shared living. This building and its accommodation plan would only increase public health issues in the future. As a resident, we are seeing our local amenities disappear due to the student numbers with the post office not being in Fallowfield due to the low numbers of customers in non-term time. All the area has seen is an increase in takeaways targeted at students increasing the health deterioration of public health to students and residents with 65% of our shops been fast food take ways. Clearly, this development does not promote a sustainable neighbourhood. The buildings are also totally out of scale with Oakly House and would be an eyesore to the area and the surrounding skyline. This building design is a copy and paste of the student accommodation in Stratford London. The method of the building does not attempt to blend or enhance the area.

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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 object to this planning application because there are too many students concentrated in Fallowfield. I have lived in this area all my life. When I was a child, all the houses on my street were families apart from one house in flats. Now most of the families have left and landlords have turned the houses into student house shares. It has made living here really difficult for our family.

There are many things I love about living here, access to the local parks, good transport links and friendly neighbours but there need to be fewer students here, not more.

I went to University in York and never experienced the types of anti-social behaviour that I have experienced in Fallowfield. If ever I go out with friends in the city centre, I hate the journey home by bus because they are full of drunk, loud students and their behaviour is embarrassing. I think adding another 400+ on a site so close to Platt Fields will not only harm the park views, it will cause even more congestion and extra demand on buses.
The cycle lane is dangerous because all the buses create big potholes. Outside the Oakley Villa site the cycle lane is raised and in the middle of the road. I never cycle on this during term time as it is very dangerous.

I think more students at the USADW site will also create misery for the families living nearby. I know how noisy students are when they live in halls like this. My campus in York was next to a residential area and we had really strict rules about not disturbing them. I don't think students here

are taught that, they are very noisy when in groups.

Students prefer to live together in 2nd and 3rd years and they like a house with a garden, like the one next door to us, which is sandwiched between two families. I don't think this application will lead to more family homes being released. I think more students at Oakley will cause a further imbalance and drive families like ours to move out of the area.

My bedroom wall adjoins a student bedroom. I am often disturbed by the neighbours and can only remember one year when students next door were a quiet lot. Over the years, they have had some mega noisy parties which have kept us awake. Three years ago a student fell out of the window after a night out drinking. She fell three floors from the room next to mine and my mum called for an ambulance. I know you can't fall out of the window, she must have climbed out. It's a 30' foot drop and she was lucky to be alive. After a few weeks, they all had a party to welcome her back to the house.

Student houses in this area often cause disturbances during daytime hours too. When the weather is nice, they all pile into their gardens and have barbecues with their mates. It makes me feel like I can't enjoy our garden when the students next door do this. I think the residences proposed will drive all the students into Platt Fields to socialise and this will be unfair on people who want to enjoy peace and quiet and family time in the park.

Last year the students next door had a party that was so loud with bass noise that all our ornaments were vibrating and it hurt my ears. The council had to come and listen and they'd never heard anything as bad. They were using a professional subwoofer. These are just two examples of how bad things get around here. Noise on the street wakes me regularly and makes me tired. I work full time and don't have the luxury of staying in bed all morning.

During the pandemic, it has been noticeably quieter on the streets at night and there has been a lot less disturbance because the students haven't been around in the same numbers. We have all enjoyed the peace and Fallowfield feels like a normal neighbourhood like where my grandparents live. This shows that fewer students would improve this area.

My girlfriend and I are looking for a house to buy but the prices around Fallowfield are over inflated because of the student HMO take over.

This application should be refused and the site used for more family housing. We would consider living in a location like that as it is near the park and very accessible.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Totally inappropriate scale and use
detrimental effect on the local community, the park and visual amenity

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:This development is not appropriate for the site. It is far too big, causing a further building eye sore for the users of Platt fields park and surrounding residents.

The impact of introducing so many more students in to one building will be a disaster for the local residents and park, impacting parking, noise, litter, drug-use observed by children, etc.

These kinds of buildings need to be confined to existing, heavily built up areas, rather than being so close to low-rise accommodation and creeping towards the park and affecting the area forevermore.

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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:As someone who has lived in [redacted] Rusholme for over forty years, I am very concerned about the proposed development which continues a trend in the development of student housing that threatens the sustainability of the area as a mixed community.

The past thirty years or so have seen the transformation of the area bounded by Albion Road, Langley Road, Mabcross Road and Wilmslow Road from an attractive residential area into a concentration of rented student accommodation with the attendant problems of noise, nuisance, student targeted crime, traffic proliferation, and littering from overflowing wheelie bins. I accept that the proposed development is likely to be better managed than houses mismanaged by negligent private landlords, but use of the USDAW site student accommodation in a 13 storey building will further extend the student presence along Wilmslow Road. It is disingenuous of the developers to suggest that their project will lessen the spread of student HMOs. It is more likely to add to the attraction of Fallowfield as a student hub, thus driving more families away from the area. Surely, if there is need for yet more student accommodation in Manchester (and the case for this needs to be proved), it would be better sited in the areas adjacent to University sites. From the point of view of permanent Manchester residents, the need must be to stop this process of student ghettoisation of Fallowfield: the refusal of planning permission for this ill-conceived project would be a significant step in this direction.

Apart from its impact on local housing, the proposed development will also threaten amenity and environment. Platt Fields acts as an important part of the lives of many people in this part of south

Manchester. It is very well used and its significance as a place of peace, exercise and community interaction has been especially emphasised during the pandemic. This vital amenity is under threat from the proposed development: the number of users is likely to increase; light, trees and animal habitat will be lost; and the skyline will be blighted by a tower that is not in keeping with the rest of the area.

For the many people who live in south central Manchester, the area is a wonderfully mixed and engaging place to live. It has its problems, often wrought by poverty and unemployment, but there is, I think, a genuine desire among the many different groups and individuals who have made their homes here to work together to foster and develop community. Students are, of course part of that community and the enthusiasm and vitality they can bring to the neighbourhood is to be welcomed. But we must guard against the homogenisation of Fallowfield as a student enclave, and there can be no justification for this development which ignores the needs, hopes and aspirations of the wider community.

Comments for Planning Application 129020/FO/2020

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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:As a long term friend of Platt Fields I am unsatisfied with the proposal put forward for the development of this site. Primarily, the proposal contravenes Core Strategy and environmental policy in a handfull of cases, and offers at best minimum compliance in other areas.

The aspiration in Fallowfield is to build a more balanced neighbourhood with a mix of residents. I am glad that Fallowfield is popular with students, however I have seen at first hand the effects of that pressure on the local area, particularly on Fallowfield Brow which is notorious. I cannot see any advantages to this development in that respect. Surely we should be integrating our transient student population, not isolating them all in one block.

Regarding Platt Fields, investment has been lacking. The park infrastructure is already creaking at the seams and this development will only add to that pressure. The Friends (of whom I am a member) raised £17k only a few years ago to help kick-start the regeneration of the Shakespearean Garden. This proposed development will overlook and totally dominate the garden from the south, ruining the most secluded and peaceful area of the park, once the walled garden of Oakley Villa.

I therefor wish to object to the above referenced planning application on the following grounds:

1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.

2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.

3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.

4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.

5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.

6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.

7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.

8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.

9. Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.

10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

Regards

Comments for Planning Application 129020/FO/2020

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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 write to object to the proposed development of 188 Wilmslow Road. As a local resident I am concerned about what this development will do for the local community. In my opinion it will result in over development in an area which already has a high population density.
I am also concerned about the impact this development will have on the park- an area which is hugely appreciated by local residents and a much needed green space for local families.
Having such a large student development in an area where families are already affected by anti social behaviour, can only increase this problem further.

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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 am objecting to this development for the following reasons:-
1)Adding a further 425 student bed spaces through the development will lead to a more unbalanced population demographic & is against the council policy SP1 which states there should be balanced & sustainable neighbourhoods of choice.
2)It is against Council Policy 1112 as it is not on the Oxford Rd corridor & is not adjacent to the core university areas.
3) A further 425 students will lead to more litter, late night noise, antisocial behaviour & encourage crime. The council are needing to make cutbacks due to the pandemic so there will be less funding to combat these problems. Students do not pay council tax so there will be no funding advantage to the council from this development.
4) The tower block proposed is far above the height of the other buildings in the vicinity and at night will lead to light pollution spilling into Platt Fields park area as it overlooks the Shakespearean Garden.
5) The design of the tower and other proposed buildings is architecturally unsympathetic to the Victorian villa on the site which is being retained.
6) There will be a strain on infrastructure & public transport by adding a further 400 students.
7) There are very few parking spaces provided on the site so students with vehicles will add to the congested nearby roads on Fallowfield brow.
8) There will be a loss of biodiversity and drainage issues due to foundations and hard surfacing necessary for the development. Mature trees on the site will have roots damaged by building work and cannot easily be replaced. The deciduous trees reduce the pollution in the area from the very

busy Wilmslow Rd by absorbing the emissions from vehicles.
I urge you to completely reject this planning application as it is not only against several council policies but also contrary to the environmental wellbeing of the whole community. Any development on this site should be for family and/or social housing where people can put down roots and encourage community cohesion. It should not be for student accommodation as they are a transient population and do not encourage a sustained community growth in neighbourhoods.

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the 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:The amount of students should be limited for our area. On my side of this street I am the only home owner. All the other houses, which were owned by friends are now student lets. Put students elsewhere.

Comments for Planning Application 129020/FO/2020

Application Summary

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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:Resident in area for over 40yrs. Experience of living next to and opposite and along the road from student HMO's and well aware of how large student numbers student disrupt us and the local residents. 450 more students in the area creating more noise, litter and antisocial behavior 24 hours a day is not conducive to living in mixed local communities. The shops in this area already reflect student living and we have lost all the artisan shops to mainly fast food outlets. the proposed buildings are a worry. The tower will shade the lovely peaceful Shakespeare Gardens a haven in times of stress, and constant shade will effect the ecology of the area, stunting tree growth and and other vegetation. Building work would probably affect trees left and disrupt wildlife eg bats. etc etc

Comments for Planning Application 129020/FO/2020

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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 write as a former resident (for 42 years) in Rusholme and former Secretary of the Rusholme and Fallowfield Civic Society and wish to voice formal objection to the proposed development, especially the proposal to erect a 13 storey purpose-buiilt student accommodation. I know from experience that we have always resisted, successfully, the erection of high-rise buildings in Rusholme and Fallowfield (for instance, the proposal for a tower block on the Langdale Hall site). The one existing such building (Owens Park tower) is due for demolition and three other buildings (the two blocks of flats opposite Platt Fields and the 'toast rack' are far less than 13 storeys. The area is virtually free of high-rise buildings and this should remain a characteristic of the two districts. Moreover, this particular development will overlook the park and the neighbouring school, which seems especially undesirable.

There is a further problem associated with the provision of student accommodation. Hitherto PBSA has been confined to the East side of Wilmslow Road where proposals to re-develop the Fallowfield campus have included student amenities in order to mitigate the impact on the local community. The present proposal will place a substantial student concentration in a confined area of small streets with no ameliorating amenities. This can only increase problems of parking, litter accumulation and noise during unsocial hours and do nothing to address the existing problems which deter non-student residetial occupation.

Finally, I realise that the economics of re-development schemes often require the inclusion of a building that will produce maximum income in proportion to its footprint (ie high-rise), so this calls

into question the ambitious re-development along Langley Road. Surely, a more modest refurbishment scheme that keeps the existing building in Langley Road would be a better solution.

Comments for Planning Application 129020/FO/2020

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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 the above referenced planning application on the following grounds:

1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.

2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.

3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.

4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.

5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.

6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.

7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.

8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.

9. Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.

10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

Comments for Planning Application 129020/FO/2020

Application Summary
Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site
Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Objection to Planning Application
Planning application reference number 129020/FO/2020

129020/FO/2020 | Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site | Oakley 188 Wilmslow Road Manchester M14 6LJ

I write in the context of the following background. In 2016 the University were granted permission for an extra 1033 beds on Owen's Park. There have been serious problems on this overloaded campus already (N.B. The new places opened last September) and the campus and in the current academic year Fallowfield achieved unwanted national notoriety through the poor treatment of students there by the University's security team. The 425 students in the proposed new accommodation straight across the street from Owen's Park are individuals who, subsequently, are likely to be moving into houses in the immediate area in their second and third years, stimulating the market for the further expansion of existing HMO accommodation taking precious family homes into HMO accommodation, through various backdoor routes and apparently sanctioned by our town planners. The additional 425 students' accommodation, across the road

from Owens Park, with their back/front door straight onto Platt Fields Park (which will inevitably become their playground to the detriment of current users) is not acceptable in normal urban planning terms.

I am part of the same education community through my role at the University of Manchester over 40 years and have lived in Fallowfield since 1978. I wish to object to this application on the grounds that this development can only add to the community imbalance caused by the already excessive number of students in this area. At about 65% of the population, this current concentration of one type of person living in large and mainly unaccountable HMO households and student halls of residence is destroying our balance as a diverse community, with attendant impacts on family and all age quality of life and on the natural environment, such as in Platt Fields. At this point, as long term council and national tax contributors, I think residents have the right of a decent quality of life and acceptable place in which to live it.

I work proactively to engage with students in my students in my street to make them welcome and have a sense of belonging to our neighbourhood, and at the same time I am aware of the stress and anxiety that they inadvertently cause in the lives of our long-term residential neighbours, by their transient nature (an average of 10 months in one HMO house), lack of local engagement and care for the neighbourhood and the frequent disregard for the lives and needs of others. Individually they are fine, but, late at night, in party mode, in groups of 15-20, transiting our residential streets with bottles in hand, they can be a nightmare. Managing the appropriate use of the local services such as waste disposal is often a major challenge. They have drawn in undesirable characters such as drug dealers who work openly on the street alongside homes where young children live and as well as burglars looking for easy pickings. There have been burglaries in several houses locally over the last year with little apparent effective response from the Manchester police. (e..g. 'Have you got cctv we can look at?') In short, the high concentration of students clearly degrades the neighbourhoods that they over-populate, mainly through no fault of their own, but rather as an outcome of a market-driven, resident-blind approach to city planning. The further 425 beds proposed can only add to these challnges of livig here.

The proposed development will further overload the already groaning infrastructure and environment of South Fallowfield and moving to breaking point the area's carrying capacity, including facilities and utilities such as water (n.b. current low pressure), waste disposal, parking capacity, and simply, space to breathe in all contexts, and impacting on the Platt Fields Park, itself already over-burdened.

There needs to be another Manchester Council strategy to disperse students across the city in reasonable numbers in different residential areas rather than to allow high concentrations of them in areas such as Fallowfield which create student ghettos that can in turn drive established residents out. 'You shouldn't live here if you don't like students' is not an acceptable position, although is one sometime advanced in the face of residents' concerns. There must be balance and room for all.

As a resident, I can see little or nothing to recommend this proposal in terms of adding in any positive way to the built and natural environment and our quality of life and wellbeing in this area. Conversely, there are clear signs that it will have a negative outcome in terms of further serious impacts to the natural and social environments of the area.

[redacted]

02/02/2021

Comments for Planning Application 129020/FO/2020

Application Summary
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Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the 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 am objecting to this development for the following reasons:-
1)A further 425 student bed spaces through the development will lead to a more unbalanced population demographic. It is against council policy SP1 which states there should be balanced & sustainable neighbourhoods of choice.
2)It does not adhere to Council Policy 1112 as it is not on the Oxford Rd corridor & is not adjacent to the core Manchester University or Manchester Metropolitan University areas.
3) A further 425 students in this small area will lead to extra littering, late night noise, antisocial behaviour & encourage crime. Owing to the pandemic & the need for further council cutbacks there will be less funding to combat these problems.
4) The tower block proposed is far above the height of the other buildings in the vicinity and at night will lead to light pollution spilling into Platt Fields park area.
5) The design of the tower and other proposed buildings are architecturally unsympathetic to the Victorian villa on the site.
6) There will be a strain on infrastructure & public transport by adding a further 400 students. This part of Wilmslow Rd is already heavily congested during term time due to buses and cars collecting and dropping off pupils at St James Primary Sch. & Manchester High & Manchester Grammar Schools.
7) There are very few parking spaces provided on the site so students with vehicles will add to the congested nearby roads on Fallowfield brow.
8) There will be a loss of biodiversity and drainage issues due to foundations and hard surfacing necessary for the development. The very mature trees on the site will have their roots damaged by

building work and cannot easily be replaced. These trees help to combat vehicle emissions from the adjacent Wilmslow Rd area.
I urge you to completely reject this planning application as it is not only against several council policies but also contrary to the environmental wellbeing of the whole community. Any development on this site should be for family and/or social housing where people can put down roots and encourage community cohesion.

Comments for Planning Application 129020/FO/2020

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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:As a former Manchester resident with continued ties to the Fallowfield area I wish to register my objection to this planning application.

I have fond memories Platt Fields Park and of the Fallowfield area in general. I remember it as a pleasant residential area of mixed population with an element of student occupation in combination with family homes and households of all kinds.

Recent times have seen an expansion in the numbers of students in the area which has upset the balance of the neighbourhood. This development would contribute to this unfortunate trend leading to further strain on local amenities and infrastructure.

In addition to the above, the structure proposed would have a disproportionate effect on the visual environment of the park.

Comments for Planning Application 129020/FO/2020

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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:My elderly parents live in Fallowfield and have had their lives adversely affected by the number of students in the vacinity. If this proposal goes ahead, there are likely to be more students in the local takeaways, more students having parties and generally socialising, creating more litter and noise in the area. This area is beyond its capacity for students and no more should be encouraged.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I live on [redacted] and in the heart of was is increasingly becoming an area that is completely dominated by students. The local supermarket is overrun with students (and in my view is currently a danger to the health and well beings of the minority of families and older people in the area). And the existing problems with noise, litter, drugs and anti social behaviour are already well known and documented.

The area simply cannot bear the burden of more students. The local, permanent population is already in the minority and this construction will only add to it and reinforce Fallowfield as a destination for students, parties and everything else the university currently market.

We have enough sleepless nights as it is. Use the site to rebalance the population with residents who contribute in a financial and social to the area and community. We do not need and cannot bear yet more transient hoards of strangers who care nothing for our physical or mental well-being.

The building itself is a monstrosity and dwarfs local residential accommodation. It would stand as a monument for the universities and their hidden agenda to drive the remaining residents out of the area so that yet more local accommodation becomes available for their student population in coming years. If there is a desire and requirement for large ugly buildings, please consider putting them elsewhere in Manchester where they compliment the local architecture. The sheer size and scale of this development in this location frankly, terrifies me.

Comments for Planning Application 129020/FO/2020

Application Summary

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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 the above referenced planning application on the following grounds:
1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.
2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.
3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.
4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.
5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.
9. Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.

10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.
Regards,

[redacted]

Comments for Planning Application 129020/FO/2020

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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:A further large tower will change the landscape of this side of the road, backing onto Platt Fields park will change the public view from the park .
It is very unclear that there is actually a need for further student housing in this local area which, in too dense numbers, alters the community mix and as the stats show already attracts crime.

Comments for Planning Application 129020/FO/2020

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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:[redacted]

[redacted]

[redacted]

03/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.

2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.

3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.

4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.

5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.

6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.

7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.

8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security,

sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.
9. Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.
10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.
Regards,
[redacted]

Comments for Planning Application 129020/FO/2020

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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:The council promised that the building of a tall building at Christie's hospital would not be a precedent for tall buildings in residential areas. This is not only a residential area but a public park The new building if built would cast a shadow over the gardens enjoyed by many. please decline this application.

In addition to the above the building has no architectural merit

yours sincerely

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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:As a local resident and regular user of Platt Fields Park and visitor to Fallowfield I wish to object to this development in the strongest possible terms.

It would represent still further over-development of what was a residential area which is being overwhelmed by student accommodation. Nor is there any evidence that new student accommodation is required either in this part of the city or, indeed, at all, with student numbers no longer rising, and unknown long-term effects of the pandemic and student behaviour in the light of the Covid pandemic experience.

Residents in Rusholme and Fallowfield/Withington are struggling to maintain the area as a mixed residential community in the face of a plethora of private developments for single people and students, actual or planned, from Moss Lane East/Oxford Place through Victoria Park and its margins, Hardy's Wee, the old bus depot, the Toast Rack, Owens Park Campus and southwards.

As a long term resident of the area (since 1980) I have watched with dismay the progressive over-development of the area and as an active member of the community have worked hard to maintain the resilience of the area as a sustainable, mixed, residential neighbourhood attractive to families and with suitable accommodation for them. I even wrote to the Leader of the Council about this in 2017, receiving a bland reply from the chief executive which failed to address my concerns.

I would urge the rejection of this application and the designation of the land for mixed use family

housing.

In addition I wish to raise the following objections:

1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.
2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.
3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.
4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.
5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
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Comments for Planning Application 129020/FO/2020

Application Summary

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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:[redacted]

03/02/2021

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.

2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.

3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.

4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.

5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.

6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.

7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to

the park.
8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.
9. Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.
10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.
Regards,
[redacted]

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site
Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:overdevelopment
the site should be used for family homes
damage to the trees and the park

Comments for Planning Application 129020/FO/2020

Application Summary
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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Platt Fields Park is one of two local parks that have provided and continue to provide a fantastic public amenity. The arrival of a large 13 storey building alongside the Shakespeare Gardens and Ash Fields within the park is not welcome. Neither is the required demolition of mature trees; replanting and landscaping cannot replace the loss of mature trees. The accompanying loss of light hindering the natural and planted growth of other trees, shrubs and plants seems a further detrimental step in an unwelcome development.

Furthermore, having lived in Fallowfield and Rusholme all my life, I have been witness to the growth in the student numbers and note the loss of family homes to houses in multiple occupation more particularly in the area adjacent the Oakley Villa site. The proposed development will be unlikely to see a reduction in family homes in the area; on the contrary, the demand for off-campus accommodation will likely increase. Many students find off campus living a more attractive alternative. As the number of students in the area grows further as the result of the proposed development, so the demand for HMOs will increase.

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The development will be damaging for the park and the local community, as well as a wider residential area.

The use and the scale are inappropriate for the site, out of character.

Noise, light and additional traffic pollution would have further negative effect

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I strongly object to the proposal for a number of reasons which I outline below.

1. There is a big student tower at the other side of the road, if this new building is built on the other side it will send the wrong message to everyone: that Fallowfield is a student area, which is not and it should never be.

The council keeps talking of communities but a true community is diverse, it actually needs to be diverse in order to thrive. We all know that the amount of students in the area is driving residents away.

The high numbers of new "residents" would put services under strain, which they are already: buses, GPs, shops.

The proposed 13 storey block will cast a huge shadow over Platt fields park affecting the park's fauna and flora. Besides, the park will become purely the students' playground and that's not fair on the other residents like kids, families...

Areas with high student populations tend to suffer from increased transient noise issues, rubbish, empty properties during holiday seasons making the area look like a ghost town... Drug dealers are also encouraged to operate and consequently other crime and violent crime increase. This affects both the students and local community.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:
Fallowfield already has too many students to the detriment of permanent local residents for whom students have neither respect or regard. Having lived in Fallowfield & indeed close to the proposed development site for over four decades I have seen local facilities suffer from their invasion. Certainly the last thing the area needs is the construction of an ugly tower block.
Any claim by the proposed developers that local people have been consulted is a blatant lie, and should be exposed as such. Only in the past fortnight during lockdown have I been aware via rumours from neighbours of any proposed development.
I declare absolute opposition to this scheme which will make Fallowfield increasingly seem like a student dosshouse from which the university seeks to drive out all other residents.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I write to object to this planning application on the following grounds:

1. It will lead to an increase in traffic and pollution.

2. It will create problems related to parking: it makes no sense to have charging bays for electric cars but then no further spaces.

3. It goes against Policy H6 of MCC's Core Strategy, which requires high-density developments to be mixed-use.

4. It contradicts the Council's Strategic Planning Framework which encourages new student accommodation in the city centre.

5. It will lead to increased pressure on local services and infrastructure in what is already a highly-populated area.

On these grounds, I urge the rejection of this application.

[redacted]

Comments for Planning Application 129020/FO/2020

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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 register my objection to the above planning application. As someone who spends a lot of time visiting family in the Fallowfiled area, and enjoys making use of Platt Fields Park, the erection of this proposed development is hugely disconcerting, if not altogether surprising. It will serve to intensify an already well established trend of putting student interests ahead of those communities that have long called this part of Manchester home. Nobody would argue that the student population isn't an integral part of the community, but if this trend of catering soley to their needs continues unchecked, the longstanding, vibrant communities that have shared this space with them for decades will be wiped from the map. All that will be left will be identakit apartment blocks surrounded by cookie cutter chain stores. During term time there will be late nights and streets covered with litter, out of term time the area will become a ghost town. We see this happening already, but at least today there is still a community of long standing residents clinging on as a bulwark against the creeping blandness of commercialistation. This development would be another, likely fatal, blow to that community.

As an Irishman who has lived in London for over a decade, I have all too often witnessed the decimation of local communities due to gentrification and watched as neighbourhoods have been buffed and polished out of existence. I would hate to see this destructive London trend metastasize to Manchester. Manchester is such a special place becuase it is filled with people who love to call it home, or put more succinctly - Mancunians. The students will come and go - the vast majority will reside in Manchester temporarily, but it won't be their home. To continue to put their collective needs above those who are proud to call Manchester home, would be not only be a

dereliction of duty, but would be extremely un-Mancunian.

Comments for Planning Application 129020/FO/2020

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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 have lived here for 22 years and have experienced a very great slide towards the ruin of my local environment. It was a superb mixed area with people of all types, ages and professions (yes, I am including the students that were resident then).
However it has become almost impossible to live a normal life here. We are kept awake most of the night by gangs of drunken/drugged students wandering the streets screaming (even now with venues closed). The loss of Platt Fields park as an escape to natural outside space for many people of all types will be curtailed.
Most courses are supposed to be online now because of the pandemic. I believe many may stay that way. The cost of renting is expensive for many students and with an economic downturn will lessen the need for such accommodation. It sounds like another money making venture.
It is too near a school, a public park and other halls of residence.
I strongly object.

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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:My main area of concern is that of environmental damage in that the erection of a building as proposed would cause sizeable issues to the biodiversity and green space of the surrounding area. Currently, Platt Fields park is a place where many forms of nature thrive and the creation of yet more hard surfaces and disruption of green space will undoubtedly affect the wildlife that dwells there. As a forward thinking city, Manchester should not be further reducing its green spaces to make way for more, uniformly un-eco friendly buildings.

Further to this, the proximity of this proposed building to the park poses the issue of increased traffic around the area. Though the building ostensibly appears to be 'eco-friendly' with its electric car charging ports, I feel this is simply tokenism to cover the grossly detrimental effect it will have of increasing car, bus and taxi traffic by Fallowfield's largest green space. Increased housing for students will lead to increased congestion along Wilmslow road which is already chokingly polluted by traffic.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I wish to object to this application, which I believe will be very detrimental both to the neighbouring park and the wider neighbourhood as well as destroying a large number of trees and shrubs. It will increase noise pollution and light pollution in the vicinity and spoil a wonderful view. It will encroach significantly on a major open space and resource and recreation facility in this area and further unbalance the local community. It will substantially increase the number of students in an area that is already overcrowded with this kind of accommodation and it is likely to increase the proportion of housing that is aimed at students in the wider area. It is therefore likely to increase the general problems that are associated with with the large number of students in this particular area such as noise, nuisance and crime.

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:It does not promote a sustainable neighbourhood: the area already has an unbalanced population with very large numbers of students - Council Policy SP1 states that planning should create balanced and sustainable neighbourhoods of choice.

Parking issues: there will be three disabled parking spaces, four electric charging points and only one standard parking space. At the start of term, just four extra spaces will be available for the arrival of 425 students.

Overload on local services: more pressure on local services such as supermarkets, doctors surgery, refuse collection, water and sewage disposal.

Noise and disturbance resulting from use: will this development lead to more noise, rubbish and litter in the area. What does this mean for local residents who already have to put up with considerable noise and litter.

Transport issues: Wilmslow Road is already very congested - what effect will this have

Visual amenity: the height of the tower and other blocks will spoil the skyline especially for users of Platt Fields Park and local residents. this new tower will be by far the tallest building in the area and will dominate the neighbourhood.

The developers claim it will lead to the freeing up of family houses in the community, but there is no council/government policy to support this. Brining more students into the area will reduce the likelihood of families moving into this area, many of the terraced houses could end up left empty/going to ruin.

Council Policy H12 states, "purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" The Oxford Road corridor stops at Hathersage Road.

Comments for Planning Application 129020/FO/2020

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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 register my strong objection to this proposed development. I have not read in detail the 88 documents attached. I write as a householder who has lived on [redacted] since 1999. Together with my family we have made much use of Platt Fields over the years, and walked many times in the Park and along the Brow into Fallowfield past OakleyVilla.
It is a fine 19th century villa (not many left in the area) and there is nothing of note in the application which proposes to preserve, maintain or enhance it.
A 13-storey tower block overlooking Platt Fields will dominate the skyline, impinge on the enjoyment and leisure of Park users, mean that many trees will be lost, and many trees also will lose sunlight.
The construction itself would also greatly increase the area's Carbon Footprint.
There appears to be very little environmental consideration in the application. If built, students would have to travel a distance to other university sites. I understand Oakley would fall outside the Council's strategy for Purpose Built Student Accommodation lying within the City Centre, Oxford Road Corridor, or other specific excepted areas.
Please also factor in the substantial increase to the student population of Fallowfield, which already comprises more than half of the total population of the area, the disincentive for and unaffordability of more homes in the area for families and local people, and the increase in noise, crime and antisocial behaviour which would be a consequence of this development.
Please add my name and comments to the number of objections I feel sure you will receive on this Application, and REJECT the same.

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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:As a local resident, I object to this proposed development.

I was shocked to read that the application includes a proposal to build a thirteen storey tower. This contravenes the council Tall Buildings Policy, and would adversely impact on various parts of the local community.

The houses on the opposite side of Langley Road would be totally dominated by this tower, especially in terms of light and noise intrusion.

Far from the claim that this development will be beneficial to families in the surrounding area, I believe that it will instead drive even more local families away. It will massively increase disturbance from noise and nuisance, which are already issues for the local population.

The merits of the Oakley villa and its extension appear not to have been considered in this application. Despite the inclusion of the villa in the proposed development, the tower would completely ruin it.

As a regular user of Platt Fields Park, I am disturbed at the potential harmful impact of the development in general and the tower in particular on wildlife, trees and users. Two years ago, I went on an evening bat walkaround the park, and I know that it is home to more than one species of bat, which are legally protected. I can only see that this proposed development will be

detrimental to the bat population in the park due to increased light and noise.

Trees in the park and on the site will be lost and others will be deprived of sunlight. This will also adversely impact other plants and wildlife that depends on them.

I also believe that such a development will have a negative impact on the benefit of the park to local people. It is a vital, valuable green resource for local residents and is well used at all times of the year. This development will detract from the peace, tranquility and visual appeal of the park. In addition, the massive increase in student population on the doorstep of the park will inevitably lead to greater noise, crowding and litter in the park, the last of which is already a major problem in the spring and summer.

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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 the above referenced planning application on the following grounds: Loss of light or overshadowing a beautiful and secluded part of Platt Fields.

Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.

Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.

Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.

Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.

Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.

Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.

Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security,

sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.

Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.

The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

I really urge you to reconsider this development and to scale it back.
Best wishes
[redacted]

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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 have designated my comment as a member of the public, but in fact I live in [redacted] and use Platt Fields park for recreation very frequently. Over the years various individuals and groups have strived to make the park an attractive place for its users: this proposal would see a totally inappropriate building towering over it and in particular the Shakespearean garden. Equally importantly, we are continually urged to conserve and indeed plant more trees, yet this proposal would see the loss of beautiful mature trees. This is a currently a quiet and restful area and not a place for hundreds of students to live.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:we are living across the other side and this has been our family hom since 1981,seeing the details of the building it would block our sun light to our house and others around too, when the students are back we already have problem with shouting and swearing ,another 425 would make a living problem, parking is a big problem in this area, and with another 425 student flats would need plat fields to park, please do consider for us who have been living here as we do not need more this kind of accommodations around here. thank you.

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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:Platt Fields, and the Shakespearean Garden in particular, have been an absolute haven for many years. The quiet, gentle nature of the Shakespearean Garden has been a godsend in this last year, and I have never, in the 30 years I've been going to this park, seen it so well used. My concern is that this new building will overshadow the garden, literally, blocking light and sun and causing light pollution.
There is SO much student housing already, and not very many parks for the growing size of the local population.
Please consider how important the Shakespearean Garden is, to many many people.

Comments for Planning Application 129020/FO/2020

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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:With friends in the Fallowfield area I have been a regular visitor and have seen first hand how the imbalance of students outweighing local residents has affected the neighbourhood. The rise in antisocial behaviour, noise, and robberies in the area has increased dramatically. For these reasons I firmly reject the plan to convert the USDAW building into student accommodation.

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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 am writing to object to this proposed planning application.

As a former Manchester resident I have fond memories of a mixed and varied community made up of residents and students alike. However as a frequent visitor to the area, I have witnessed first hand the rapid student expansion over the last few years. Unfortunately this has upset the balance in the community and lead to further strain on local amenities. The results of this change can be seen in more litter on the streets and increasing noise levels at anti social times. This is particularly upsetting for many of the older residents who now often feel afraid in their own homes.

The students have added diversity to the area however as we have now reached capacity I feel it is only right to object to more housing that will further tip the balance and create greater divisions.

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I have grown up in Fallowfield and also went to University in Manchester. I have seen the area change since I was young. There are now students in most of the houses on the street where I grew up. I feel there are too many students in the Fallowfield area and so I am really shocked that an application has gone in to build more flats for students here. The site is really close to Platt Fields and the park gets very busy when the weather is nice. It is full of students already. I am really opposed to this because Fallowfield needs some investment to attract working people and not more students who don't pay any council tax

The trouble with building more halls for students is that it creates more demand for housing in Fallowfield. I would like to buy a house soon but wouldn't consider Fallowfield because it has become too noisy with students. We had student neighbours (8 of them) next door for years as I grew up. They have been very noisy and their behaviour very disrespectful. My friends used to comment how loud they were when they came to visit me. I remember one group that used to come back at 4am and blast loud music and then carry on partying all day. My parents got very stressed by it. Sometimes the students next door would vomit out of the window and let it run down the roof and not wash it off. It was disgusting and I couldn't believe how dirty they were. We also heard they had rats in the house a couple of years ago. My family tell me stories of the latest rowdy parties and all the drug dealing that goes on. It's good that the council are trying to stop the house parties. Being woken up or disturbed by loud neighbours is really horrible.

Because I grew up around here I am aware of the dangers of the area at night. I realised that

many students were unaware of this. They would often get attacked. There was a horrific rape of a girl who was abducted just down the road from our house which made me even more wary about going out in the dark on my own, even down to the local Sainsbury's.

Fallowfield is a really great location though and has a really good community of people. It would be good if more houses could go back to families but this isn't going to happen by putting more halls in Fallowfield. When I was at University everyone wanted house shares in Fallowfield. I didn't choose that option because I know how loud students can be when in groups and it would have made me worry about any neighbours especially the older people. I now live in Northenden and it's much quieter than Fallowfield.

This application must be refused and something more suitable built on the site which doesn't spoil the landscape or add any more students to the area.

Comments for Planning Application 129020/FO/2020

Application Summary

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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 have family in the immediate area and I have witnessed first hand the impact of having such a high density of student accommodation. It's not a mixed neighbourhood - it's already disproportionately populated by students. I'm not anti-student at all, but when an area becomes like a campus you see more antisocial behaviour, noise at night etc, and I've seen the direct impact of this. Some residents who have lived here for decades are already at breaking point. It's not fair to the local community to go ahead with this, create something that serves the whole community instead and try to fix the problems that are already causing such harm and distress.

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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:To whom it may concern,

I am extremely disappointed and concerned at the proposed planning and hope that it is unsuccessful. There are numerous concerns including the following;

- The area is already overwhelmingly unbalanced in terms of students. Provisions to include and sustain a balance of local residents and families who are already in the area should be in place and this proposal if successful would contribute to the already unsustainable nature of the neighbourhood. Council Policy SP1 states that planning should create balanced and sustainable neighbourhoods of choice.

- What does this mean for Platt fields park and the surrounding area? The site is joined to the park and there is little outside space, which will cause increased use of the park and risks potential damage, as well as anti-social behaviour (rules on this have been largely ineffective historically). The planning as it stands will damage tree roots and cause further change to the park. Further to this there is already very little parking nearby with just 4 extra spaces being made for a proposed 425 students - again, what does this mean for local residents?

- Whenever I get a bus through this area not only is it rare to be able to get on the bus due to overcrowding, but the roads are congested. Adding 425 students on this direct route will exacerbate this.

Council Policy H12 states "purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area". and somewhere within a 20 minute walk so there isn't increased strain on public transport - this site is way outside of this area.

I love this city and the people who live here. I have seen and experienced the upset and complete uproot at times to people who've families have lived in an area for generation's lives an extreme and sudden increase in students to an area can cause. For the University to have complete disregard for Manchester residents, prioritising profit over people's lives is disgraceful. This proposal is dangerous, unsustainable and immoral I object to it in the strongest terms.

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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:As an alumnus of the university and former resident of Fallowfield I must object to converting the USDAW building into student accommodation. The proportion of student population compared to local residents is already out of balance and this development would be detrimental to quality of life for longtime residents.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I strongly object to this building planning application as it will have a negative impact on the local area and will do significant harm to the beautiful park and the environment as well as to the setting of Oakley Villa, which needs to be preserved as part of the heritage of our local area.
Fallowfield already has a large number of tall buildings which provide accommodation for thousands of students and an additional building for student accommodation is definitely not needed in Fallowfield.
Platt Fields is an extremely popular park and is used widely by the local communities. As we have seen in the current pandemic, everyone needs open spaces for our health and wellbeing and so we should not be eradicating any green spaces or doing anything which may have an impact on the future of this beautiful park.

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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:My princial objections to this scheme relate to its scale - specifically:
a) the height of the tower-block
Policy EN2 - requires tall buildings to fit in with their immediate environment. Both the additional buildings will tower hugely over the small terraced houses on Langley Rd and over Platt Fields

b) the number of students that will be added to a neighbourhood already completely overwhelmed by students to the real detriment of quality of life for existing families.
Policy H2 - requires developments not to undermine residential amenities. The existing number of students in Fallowfield are already unmanageable in terms of ASB, alcohol and drug abuse; control procedures in place are wholly inadequate to stop selfish "Fallowfield Party-land" attitudes prevailing, causing sleepless nights for students trying to study as well as local families. To proposa adding anothert nearly 500 students to this mix is entirely unfair on everyone.

c) the impact on Platt Fields Park (already extremely well used by the thousands of local families living with no gardens) by nearly 500 additional students on its doorstep
as above: students every year use the park for their leisure time day and noight, quite understandably. However, they regularly stay up very late, make a lot of noise and leave rubbish everywhere. Adding another 500 will exacerbate this

d) the biodiversity in the section of the park running along the North boundary wall of USDAW is currently very good - we have used the area as a forest school on couple of occasions as it is

quiet and secluded. This will change completely with the development envisioned.
Policy EN15 - requires biodiversity to be maintained and strengthened; such a tall lit building overlooking this ara will have the opposite effect

e) contrary to what the developer proposes, there is verry little evidence that existing HMOs will revert to family homes and I think this is extremely unlikely. On the contrary, houses are significantly cheaper than rooms in hall and are likely to be as popular as ever. And parties at the large student houses in Fallowfield will be magnets for the students living at Oakley and add to the noise and disruption.

f) Sustainability and Economic Impact - will there will be a need for the vast amount of student accommodation that is currently in planning, being built or opened in the last 5 years? What evidence is there for this?
And if the number of students declined significantly, to what other purpose could these buildings be put? Would they be easily altered to be residential flats? At present the buildings could easily and effectively be used to house small businesses, and the area could develop as a small-business hub for Inner South Manchester

For all the above reasons, i think this would be a very bad development and cause multiple problems that the universities so not have the means or will to find solutions for. I hope this proposal is refused.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am very worried about such a development on the site of the current USDAW buildings, including Oakley Villa, on Fallowfield Brow. It adjoins Platt Fields Park and overlooks parts of it, especially the popular Shakespearean Garden (much loved by many including our former MP Sir Gerald Kaufmann). The current building of two stories just overlooks the Garden and the proposed one would also overlook much more including the increasingly successful and important 'Market Garden'. I hope many others have put in objections! I was shocked to see https://www.skyscrapercity.com/threads/oakley-villa-langley-road-fallowfield-14-4-fl-pro.2287129/
As a Friend of both my local Parks, Forest Gardener and Biodiversity Champion involved with increasing tree cover in the area I am particularly concerned about the potential loss of trees on the grounds of the site and on the boundary inside Platt Fields. The trees on the site are of the same provenance as the trees in the Park. Two Yews were planted at the same time as the Yew in the Park and these like the Hollies are slow-growing species, not easily replaced! These and the taller broadleaved trees provide fairly continuous tree-cover connecting Platt Fields to the grounds of the University over the main road. Being remnants of the grounds around Oakley Villa they link to the grounds as they were at the time the land was purchased for the people. The loss of such trees would be a great loss to the park users.
My tree-loving environmentally aware friends and fellow residents of this relatively leafy inner-city area (sometimes considered to be the lungs of this city or metropolis) have seen too many trees lost in poorly thought out developments. On behalf of the Friends of Platt Fields in particular, I wrote to check if there is a Tree Protection Order (TPO) on the trees in the grounds of the USDAW buildings, including Oakley Villa. Most notable trees there are

- the northerly large mature Sycamore by the corner nearest to the Shakespearean Garden;
- the line and clusters of trees (near the wall at right angles to Wilmslow Road and) adjoining the Park - predominantly Sycamores, Hollies and Yews near the park, probably planted at the same time as the nearby trees in the Park and pre-dating the land becoming part of the Park;
- Beeches, Lime, a big forked English/Pendunculate Oak, Sycamores, Limes & a Cherry near Wilmslow Road; and
- an Ash & what looked like a Crab apple tree near Langley Road.

The landscaping appears not to include all these trees, nor to protect the root-space of the Park trees nearby, particularly mature sycamores and horse chestnuts. Erection of such tall buildings in close proximity to trees on the boundary of the park would do irrevocable damage not only to the trees themselves but also to the visual beauty, peace and enjoyment of the park by the general public. A big building as proposed would block sunlight to the trees, interrupt the green space and overshadow the park itself. This at a time when we are trying to develop the 'Green infrastructure' and nature-based solutions to the 'Climate Emergency', increae biodiversity and protect and improve health and well-being.

It is not a sustainable development, doesn't comply with the Council's Core Strategy and Guide to Development in Manchester regarding net improvements to the environment or biodiversity gain, nor adequate sustainable urban drainage schemes (SuDS) when the park and Nico's Ditch are already over-flowing with unmanageable flood waters.

The area is already over-loaded with students and needs more mixed housing for a greater mix of residents, and more options for individuals, couples and families to live in our green inner-city oasis.

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Dear Sir/Madam

I wish to express my objection to this proposed application (application 129020/FO/2020 Oakley Villa). This proposed application will cause great damage to Platt Fields Park and environment. It will also cause significant damage to the local community. Platt Fields is one of Rusholme and Fallowfield's gems, enjoyed by the local community, residents and students and must be preserved. It is one of Manchester's top attractions for tourists and visitors from around the World. In its current state, Platt Fields is an open place for everyone to enjoy, get some fresh air, exercise, meet friends and family. The global pandemic has highlighted the importance of parks especially for many residents and students of Manchester who do not have gardens. Please reject this application proposal. Many thanks

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I have read the community guardian submission and support these views.

Comments for Planning Application 129020/FO/2020

Application Summary

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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:Students live ex family houses
HMOs.
Fallowfield is already overwhelmed with student. Which attract robbers, rapists, drug dealers, burglers.
The night economy incourages antisocial behaviour and causes problems for Fallowfield resident.
The architecture and size of the building is completely inappropriate. Hideous, over the top.
There are new blocks being built in Manchester centre that the student should be encouraged to live there.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Group
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am making this representation on behalf of the Moon Grove Residents Association, [redacted]
We wish to OBJECT to this planning application and the reasons are below.
We can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.
We would anticipate further significant numbers of students using the already overloaded public transport system along the bus route to the University - this will be seriously detrimental to local residents who very often have to struggle to travel during peak hours. That is why the following Core Strategy Policy H12 should be observed in respect of this application.
Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose - built student accommodation should be located in the areas immediately adjacent to the core university.
Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.
The 13-storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.
The harm to the park and the environment - the 13-storey tower dominates the park.
The wooded skyline and parkland outlook will be lost.
The tower looms over the park and users.
Students will spill over into the park (no space on site) disrupting the tranquillity of the park on a

daily basis.
An increase in problems with litter.
Trees in the park will be lost. The tower deprives a line of beautiful sycamores in the park of sunlight and the heavy piling rig for the foundations will compromise the roots.
50% of trees will be lost on site and others are at risk from construction.
Significant noise pollution especially from open windows in the summer.
Significant light spillage into the park at night affecting users and wildlife (including bats and badgers).
The development will burn carbon emissions embodied in the existing buildings by demolishing them (this currently accounts for 11% of our total carbon footprint) and spent.
The development fails to address Council policies for "prevention, reduction, re-use, recycling/composting, energy recovery, final disposal, of waste or provide 'innovative construction' to reduce carbon emissions.
The very significant harm to the local community
The development of Purpose-Built Student Accommodation (PBSA) would seriously affect Fallowfield and particularly Fallowfield Brow as a viable and sustainable community.
New Purpose-Built Student Accommodation here and at this price point will not draw students out of the surrounding House in Multiple Occupation as claimed.
There are already huge problems of noise, nuisance, crime and an overburden on services with the numbers of students in this area of Fallowfield, where more than half of the population is students.
The increase in noise, nuisance and crime is driving families away. Currently the student population may be displacing in the order of 17,000 residents from potentially affordable homes.
The issue is recognised by council, who limit HMO and in December 2020 have effectively directed Planning Officers to consider PBSA in the City Centre, the Oxford Road Corridor, and certain other excepted areas only. Oakley Villa does not fall into any of these areas.
Nevertheless, the applicant says there is an ever-increasing demand from students to live in Fallowfield and this must be met come what may (and whatever the consequences for local residents).
The development is not mixed-use as required by policy.
There is inadequate parking and the nuisance that this causes to local residents.
There is no 'social benefit' in planning terms to offset the harm. There is no nett increase in GVA, jobs or investment.
The development will be another 'honey pot' for an increase in crime, which it does nothing to assuage.
There will be a significant issue from the increase in "noise, disturbance or impact on the street scene either from the proposed development itself or when combined with existing accommodation [Fallowfield campus].
Serious loss of amenity to Langley Road residents.
The development will loom over the two-storey terraces on Langley Road affecting their peace, privacy, light, security and amenity.
The current offices are empty outside of the working day, whereas the proposed student

residential use will be occupied 24 hours of day and night.
There is no "formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces" as required to prioritise the site for PBSA.
[redacted]

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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 object to the proposal for several reasons
1) More student accommodation in this area would have a detrimental affect on other residents. We are already disturbed greatly by student parties and lack of environmental concern of nearby students. Yet another large block of accommodation in the area would add to the disturbance.
2) The proximity of the proposed development to Platt Fields. This park is well used and needs to be preserved. The cutting down of trees which would be necessary for the development would affect the wildlife in the area and the general outlook in the park, particularly with the building of the 13 storey block so near to the park. I believe the building of high rise accommodation is contrary the city council's tall building policy it would particular impact on the experience of users of the park because of its proximity, and I believe the height of it would mean it would damage the trees in the park itself.
3) The loss of yet another fine building to student accommodation which could be used in many other ways in particular to accommodate small local businesses which would be of benefit to local people

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I oppose the planning development, on concerns the development is out of character of the surrounding area, being of 13 stories in height. With this impacting light to the general area, and impacting possible light on mature trees in the vicinity.

Although the scheme is defined as a car less scheme, possible students who stay in this type of over priced accommodation could and will be able to afford cars, thus impacting on local areas of increased traffic, and causing local neighbours in a parking issue.

The accommodation will be of a budget that is out of the reach from most students, thus this development will not alter the current situation with HMO's as the demand will be due to the price point.

As of 04/2/2021 on Rightmove there were 1034 private listings of student accommodation available, and of these listings many properties have multiple rooms available. Fallowfield already has excess properties for students, thus having extra will not provide any extra benefit to the area. In turn this will lead to possible outcome like Preston, Cardiff, etc with over supply of student accommodation.

Adding in 425 students to the Fallowfield area will add to the imbalance of the community even more, and this can be seen whilst in the previous lock down and in term breaks.

With more students this increase noise and disturbance in an area known to already have high levels.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Yet more student accommodation in an area that already suffers from severe overcrowding. 4-5 storeys overlooking a precious green space in this area not to mention the loss of trees/greenery from around the original (pleasant) building.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I'm writing to voice my objections to the proposed student accommodation on the site of the USDAW building.

I have lived directly opposite Owens Park for the past 7 years. In that time, I have become accustomed to the screaming and shouting in the streets at all hours of the day and night; the vomit and broken glass; the loud parties; the lines of young men using my front garden as a latrine en route to the off licence or the bus stop; slipping on discarded nitrous cannisters in the street - the only silver lining to this is the quiet months in the summer when Fallowfield belongs to the permanent residents again. This is without getting into how difficult it is to catch buses during rush hour attempting to get to/from work. The imbalance in the student/permanent population is also reflected in the high street which not only seems to specifically cater to student tastes but opens and closes according to term time. My particular residence not only has to endure all of the above but has become a through-route both front and back for local students. As a result, I have no privacy and constantly have people peering through my windows on their way past. I've had outdoor plants vandalised and stolen which my landlord does not care about because "you live in Fallowfield so what do you expect". I feel his attitude sums up a lot about how local residents are viewed versus the students. Adding 400+ students beside Hilltop Court is only going to make this worse. I cannot afford to move out of the area and do not see why I should as I love my home.

In order to improve and sustain the dignity of Fallowfield and its permanent residents, we need to balance the population. The students, who are here temporarily, have no care or allegiance to the

area because they know that they will move on to another property after 9 months. I don't think the culture of the "student experience" which feeds into Warehouse Project and Parklife helps either because Fallowfield is viewed as a permanent festival site for the duration of their stay. I certainly don't think that increasing the density of the population during the current pandemic is a good idea either. Due to the nature of the properties surrounding Platt Fields and the scarcity of outdoor space, you'd be forgiven for thinking that there isn't a pandemic whilst in the park. Adding more students will drive local people back indoors at a time when safe access to the park is crucial.

Living in Fallowfield is trying at the best of times and particularly living directly beside Owens Park, there is more than enough to cope with without 400+ students being added to the population. If anything, the neighbourhood should be leaning the other way to accommodate workers and families in the area in AFFORDABLE and SOCIAL HOUSING. Do we need more and better quality homes of a variety of types? Of course. But this is not what is being proposed for permanent residents. Instead we are being told to put up and shut up with all of the problems that such a dense student population brings because they are such incredible cash cows. There is no impetus to prevent local landlords from letting to students even with this proposed development. I also understand that Owens Park is to be redeveloped at some point to accommodate yet more students. Where are the needs of the non-student population in all of this? We pay the council tax and aren't even an afterthought. Enough is enough. We cannot accommodate more students in this part of Manchester.

There is a lot more I could say on the matter so would encourage you to contact me if needed. As someone who lives directly beside the proposed site, I think this development is a terrible idea.

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
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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 have seen the Community Guardian submission and fully support their views. Allowing this development to proceed will have a huge negative impact on the area for long term residents and the environment. It will not help reduce the number of HMO's in the area and will only lead to an increase in the number of students moving to an area that is already at saturation point.

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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:Having been involved in this part of Fallowfield since 1983, I have observed first hand the increasing impact of student residences. Many familes and non students have moved away because of noise and rubbish nuisance and feeling overwhelmed. I continue to be a regular visitor to the area.

My first comment is that the current property on the site has integrity in it's own right. The frontage has a link to the past. A lot of old properties in the immediate area have already been taken down to provide University accommodation:- eg, the Owens Park development boarding Wimlslow Road and Moseley Road had lovely Victorian houses.
THIS SITE SHOULD BE PROTECTED

My second point relates to the nature of the proposed development. The 13 storey tower will dwarf this corner of Fallowfield. Surely there must be a case for protecting the skyscape from such inappropriate domination. I am not against development of the site but this appears to be massive OVERDEVELOPMENT

My third point is that the University, as an institution, does virtually nothing to monitor and supervise the behaviour of the students already here. The attitude appears to be that once the students are of campus the University has no further responsibily. If the staff of the University, who are supporting this development, lived in the immediate vicinity of this development, they would have a different view.

THIS DEVELOPMENT WILL MAKE THE SITUATION OF NOISE AND RUBBISH MUCH WORSE

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Council Official
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Dear Miss Roscoe.

I am writing to ask if you would look at and,consider refusal of the above planning application due to the impact it would have on the area and environment. The development itself is far too large and, with a thirteen story tower block would be very domineering to those in nearby housing. The thought of another 400+ students in the area, contributing to noise and litter and late night drinking and shouting, on top of what we already suffer would be unbearable. Fallowfield has suffered many years of students all night partying and, the drugs being sold to them from cars parked around the area is commonplace. What is needed in Fallowfield and Withington are more affordable family houses instead of all the rundown HMOs that we see today.

Yours,

[redacted]

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Group
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Chorlton Voice object to this proposal, which is considered to be over-development of the site. In particular, the proposed tower block will unduly dominate views from and across Platt Fields Park. The overlooking of the Park from so many elevated dwellings in such close proximity will detract from the user experience of the eastern end of the Park.

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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:As a long time resident of Rusholme, I have two major objections to the development. One is the height of the a 13 story building in this location.
The other is the housing of more students in Fallowfield when the city and the area has a desperate need for affordable housing for families and individuals. I thought the city had an interest in preserving and developing communities of diversity. A development for 143 more students which are a transient population in an already overly student populated area, will create more unfavourable living conditions for those long standing residents who are already coping with a high degree of unsociable behaviour. Instead of improving the community it will encourages more pubs and fast food outlets. Accommodation in this area is sought by nonstudents as it is close to primary and secondary schools, parks, and good transportation to the hospitals, universities and city centre.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I strongly object to this project on the grounds of the unsuitability of this building in the local area and the damage to the local environment.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Oakley House Planning Application for 425 students: Planning application 129020/FO/2020.

I wholeheartedly and vehemently object to this application. I grew up in Fallowfield and I love it deeply for its vibrant and diverse community - the local residents and the students who respect the community and are invested in its growth and development. I feel incredibly proud and lucky to have grown up here, [redacted], where my grandparents bought their house nearly fifty years ago - a house they cherished and worked hard for and in which they raised their four children and three grandchildren ([redacted]. I am almost 40 years old, and the Fallowfield we shared with students whilst I was growing up, was a very different one. My whole life was spent in Fallowfield until I left to go to university - I went to Princess Christian College nursery and then Manchester High School for Girls. Platt Fields Park was my favourite place to go and feed the ducks. I became who I am here.

I am so deeply saddened by what has happened here over the last twenty years, that I cannot hold back the tears whilst I type this.

I have lived in London for twenty years, and come back at least once a month and definitely every holiday (Eid, Christmas and Easter etc.) to be with my family. Over the years I have seen a very sad change to the area, and since I have been back to support my family through COVID and lockdown (I've been back since March 2020), I am truly horrified to see what has happened here

and the sheer injustice of the situation for residents, many of whom have lived here for decades, built their homes and raised their families here. If the community is suffering like this during a pandemic, I dread to think what it is like normally.

It is clear to see that in the last twenty years the gap between students and local residents has widened - I believe 64% of the population is students in M14 6. This clearly causes problems in the neighbourhood such as ASB, graffiti, street noise and other noise (especially for those living next door to an hmo), drug dealing, litter and lack of parking to name but a few. I believe that adding another 425 students to the area, who will then move out of halls after a year in student accommodation, into the local area where people like my family and friends live, will only add to these problems. The disparity caused by the saturation of Fallowfield with students has meant that many people I grew up with have moved out of the area. I know countless people (including my family who have and still do) feel as though they have been pushed out by the growing number of students due to their anti-social behaviour and lack of respect for the neighbourhood and the people who live in it permanently. Sadly, a number of students see Fallowfield as a temporary playground and exude a sense of entitlement because they pay fees. They treat Fallowfield as though it is a part of the campus, which it certainly is not. Many people I know have been made to feel like pariahs in their own community and prisoners in their own homes - I know full well from my family's and especially my mother's experience in the past ten to fifteen years, that they have been made to feel this way, as they have been told on numerous occasions by students that they should move out of Fallowfield as they believe it is a student area. Big groups of students walking through the streets can be highly intimidating, especially as they treat the neighbourhood as if it belongs to them. This has been aggravated as the numbers have grown over the years. This is NOT a student area. This is a community that they are very welcome to be a part of but there is a clear divide, created by them and exacerbated by the university, who do not seem to take any responsibility for their student's actions. Adding 425 more students to the area will only exacerbate the current unsustainable situation and will cause further imbalance in our community.

There are several reasons I believe this development would not be beneficial for Fallowfield:
- There are already 4000 student spaces in Owen's Park and building this development would mean that this would be like an extra extension of the campus, on both sides of Wilmslow Road, which would send a message to people that this area is all about the students. It is not. There are still some permanent residents who live near the USDAW building, sadly very few, who have owned their homes for decades who feel like they have been invaded by landlords and students. They have made their homes in what are beautiful Victorian houses and feel very isolated and forgotten by the council. There are no more young families living on the brow anymore and the houses which were once very beautiful have been destroyed by landlords wanting to make quick fixes cheaply. It's not too late to fix this. Council Policy SP1 states that planning should create balanced and sustainable neighbourhoods of choice.

- When I was at school, the main strip of shops opposite Owens Park, catered for everyone. Most of the shops I remember have gone, as with the influx of more and more students, they went out of

business and have been replaced by estate agents, off licenses, run down takeaways and a vape shop that sells whipped cream canisters for nitrous oxide! More students in the area will likely to lead to more such businesses opening up like pubs, clubs, takeaways, all of which target the student market not local residents. Whilst most of these are open during term time, they close up during the holidays and Fallowfield becomes a ghost town. It would be more sustainable to have shops that the whole community could use.

- There is a huge litter problem near the USDAW building and in the neighbouring streets already. There are not enough bins on the roads round the site now and so the roads and pavements are always littered with fast food containers and household rubbish. This is compounded by the fact that the alleys behind the houses, which hold the industrial bins, are always overflowing and are quite simply disgusting. I have been back every day this week since Saturday 23 January, and they are never clean. The most repulsive thing I saw in several different spots was human faeces. Adding 425 students to this neighbourhood will only make this problem worse.

- The lovely little terraces on Langley Road (some of which have been ruined by landlords) will be utterly swamped by the development. In fact all of the houses that face the park will be blighted by the tall building.

- I believe putting so many young people in such a "bubble" will only lead to more noise issues and anti social behaviour which the council and police are already struggling to control. The pressure will only increase.

- The site is directly next door to a part of Platt Fields Park that is on Wilmslow Road where there are lots of beautiful historic trees that will inevitably be damaged in the process, whether as a direct consequence of the building works or in the long term once it is built. The direct overshadowing, due to the proximity of this part of the park to the development, means other natural habitats and wildlife will be affected. The Shakespearean Garden is a lovely, peaceful, private sanctuary, which will be ruined by the looming building. The park will be the main outdoor space for the students, which will cause increased use of the park and will cause more damage as this would also mean an increase in anti-social behaviour which city is struggling with already.

- The roads are already congested and have been since I was a child. With incredibly limited parking this will put pressure on the surrounding areas and the park. There is already an enormous ugly bus stop at the front of the building, which in more normal times is super crowded, this will only become worse and will impact local residents as they try to go to work, or go shopping or for whatever purposes they would need to use it.

- As the building was built in the 1930s, it has some period features, which it would be a shame to lose. We need to preserve this and redevelop them so the community can enjoy it.

The area has so much potential that we really must do as much as we can to save it. It is baffling

that Watkin Jones and the university think that this development could be beneficial to the local community in any way, considering the ongoing problems we have already, which continue to be rife even during a pandemic. The complete disregard for local residents and this clear greed for profit, over our lives is completely immoral and abhorrent. Our families and friends have been, and are, collateral damage in what is an extraordinarily lucrative business which benefits only a handful of people including private developers and the university with complete disregard for the people in the community.

Finally, Council Policy H12 states that "purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" and somewhere which is within a 20 minute walk so there is no dependence on public transport. This site is clearly outside that area. The Oxford Road corridor stops at Hathersage Road, yet we have been saturated with students increasingly over the years and are now at breaking point. The community needs help to rebuild and not something that will only had to its problems. There has been no thought to the effect this will have on us as we already grapple with effectively living on a "campus" - something which we had absolutely no choice in. We may have the choice to leave but we WILL NOT be bullied out.

I hope that this application is rejected and this beautiful site will be redeveloped to bring the community together, not to compound the ever increasing, disconnect between the local community and students.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:To whom it may concern,
I understand that there has been a planning application submitted for Oakley Villa from Watkin Jones. I would like to strongly object to this.
As I have lived here my whole life, six decades, and there have been a lot of changes to the community with the increase of the volume of students every year. The levels of noise, litter and anti-social behaviour (parties etc) to name but a few issues, have escalated and impacted local residents, some of whom have left the area.
Therefore, I believe that bringing in another 425 student bed spaces will not benefit the local community.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am absolutely horrified by an attempt to increase the student population in my area from 64% of the total upwards. I have lived with the anti social behaviour of students for over 20 years. They have kept me awake all thought the small hours with their screaming . They have used my front garden as a lavatory. It is impossible to sit in my garden on a nice day in term time because of the music and screaming from their gardens. They have criminally damaged trees in the street. Then of course there are their parties, starting at around midnight and ending around 7 am.
All the students who would be in this new block will move into the surrounding area in their second year and we will never get a full nights sleep.
There will be an increase in drug dealers (they were dealing outside my front gate last summer)
Unfortunately the current students attitude to the community was highlighted by their vandalism to the fencing placed around the current campus accommodation.
Their attitude towards protecting others in the pandemic has shown their arrogance. The local Sainsburys has been packed by mask less students. We have had to drive to other places to shop(those of us with cars). At present we cannot even go for a daily walk from our homes because they walk three and four abreast and do not provide a passing place for more vulnerable people. Indicative of their general disdain for the local population.
Finally- they pay no council tax and create unemptied wheelie bins because they do not put them out or are unable to sort the rubbish into the right bins.
There is food litter and vomit on the pavements and of course a vibrant rat population.
Very strongly object

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am a resident of Fallowfield just a few streets away from the proposed development and wholeheartedly object. The area is already over-populated with students upsetting the temporary:resident ration/balance. Adding further beds will do nothing to improve the balance. The area has special development orders to prevent over-intensification of students which this will no doubt add to. Drawing more students to the area will result in even further HMO properties with their associated litter/poor upkeep/refuse issues. There is already a huge antisocial behaviour problem with parties/drug use/street disturbance which several more hundred students in the area will add to.
The building is completely inappropriate in size with no other mega-storey buildings in the area (Owens park tower is still, I believe due for demolition?). It will be an eye sore, pave the way for further inappropriate and oversize buildings. It will over look Platt Fields completely altering the skyline and natural beauty of a local green area. There are also many well matured shrubs and trees on the plot which will no doubt be destroyed during development - Watkin Jones does not have a good local record of tree protection (several mature trees were inappropriately removed during the development of the St Johns Ambulance site before local residents took action).
I can't actually see any benefit to this development and alongside many other local residents strongly object to these plans and hope that local residents views are taken into consideration in rejecting this proposal.

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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 have lived in my property for the past 38 years during which time I have seen the balance between residents and students totally turned on its head until the ratio of students now completely outweighs that of residents.
I'm not against students per se, but the impact on the area in terms of sheer numbers is immense, not to mention the excess noise, litter, smashed bottles, urination in public, ASB, crime, lack of engagement with the community....in fact a total disregard for the community and the residents in the area in which the students are based.
During the summer it becomes impossible to sit outside and enjoy the garden, unless you're prepared to cope with heavy bass beat music played at ear shattering levels accompanied by shouted conversations as people attempt to make themselves heard over the music.
The result is an endless stream of residents moving out as they're no longer able to cope with the impact on their physical and mental health and their peace. Inevitably the house is then bought by an "apparent" householder, who then extends it and turns it into an HMO six months later, allegedly in contravention of the Council's core policy. However I've written to the Council on numerous occasions asking for clarification on Policy H11 in this respect, and am yet to receive a single response!!!
This new development will simply add to the existing imbalance in resident/student numbers, an imbalance which already sees the student populations standing at 56% of the population in the M14 6 postcode area.
An additional 425 students will simply exacerbate that imbalance while adding to parking problems along with all those to which I've already alluded l

The tower block will completely overshadow the properties on Langley Road and be immediately in the line of vision of anyone enjoying Platt Fields Park., while the foundations for a tower block of this size will potentially lead to the death of numerous trees in the immediate vicinity.
The developers claims that this building will free up student homes in the area carry absolutely no weight whatsoever, as it's an element of the "student journey" that they live in houses in the community in their second and third years at University.
Council Policy H12 states that purpose built accommodation for students should be immediately adjacent to the core university areas. However, but I'm not even going to bother querying this with the Council because if I get as much response to a query on Policy H12 as I did when querying Policy H11 then it's clearly not worth the effort of putting pen to paper!!!
We are fortunate in this postcode area in respect of the character of the beautiful Victorian houses, such as Oakley Villa, many of which, sadly, are not treated with the respect they deserve, and of course in the wonderful heritage of Platt Fields Park, created for the community of Fallowfield to enjoy.
Sadly the park itself will become yet another casualty of the impact of student accommodation if this project goes ahead and once again the voice of community will struggle to be heard.....

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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:In ref to: 129020/FO/2020

I don't personally live in the area but have family that do, who I (when possible now because of covid) visit regularly. I've witnessed first hand the difficulties already present in the neighbourhood due to the incredibly high proportion of students to other residents and the ongoing issues that are being dealt with every day. Without doubt this new development will increase these serious issues, which is surely the absolute opposite of what needs to be done - even without considering environmental issues, issues with parking, stresses on the local economy and social services etc. The area is being turned into an offshoot of the university without any thought for the local population, who in many cases have lived in the area for decades.

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am objecting to this proposal because it is a high rise building which will further disrupt the appearance of the area, spoiling one of the few peaceful green spots we have

The area in which i live cannot support a further 425 students,

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I strongly object to this application. The site is a quiet peaceful area in very close proximity to a public park used by local families and is far too close to the local schools of St James' Primary, Manchester Grammar and Manchester High School for Girls.

The area is already severely congested with not only local traffic going into the city centre but also traffic from the schools.

We live on site at Manchester High School for Girls (Residential Position) and I strongly object to a high-rise building being erected directly next to where I live and work. The Plans show me that someone will be able to look directly into my bedroom window from the high-rise which is an invasion of my privacy.

My daughter attends the school and it is currently a quiet, safe and peaceful environment on site. However if these plans were to go ahead the site would actually overlook Manchester High School for Girls and in particular the playing fields and playground. I believe this to be a child protection issue and do not want my child and her 1000+ peers to be in view of the public while she is at school - this is not safe.

There is very limited parking as it is full school drop-off and pick up and this Development will bring even more congestion as it does not allow for adequate parking on site for the amount of residence it says it will house bringing the parking issues to local streets.

These residents will also treat the park as their own back garden it is already far too congested as it is and I feel it will become a party zone for the students living in the proposed development and therefore not safe or suitable for families to go there.

I am objecting on the grounds that this development will:

1. Bring even more over population of students to Fallowfield which is already too high at at least 64%.

2. Bring harm to the park which is a provision for all local residents. The building is currently on a beautiful peaceful site and should be preserved for community use not-for-profit.

3. It will bring harm to the local environment with even more traffic and not enough parking resulting in students parking on the local streets.

4. It will also be an eyesore environmentally as is Owens Park High Rise.

5. Invasion of Privacy and a Child Protection Concern. The development overlooks a local school full of children that deserve privacy and protection whilst they study and not to be overlooked from a high rise directly into the school playing fields where girls from age 4 to 18 will spend their time. It will lead to prying eyes, a lack of privacy, and the potential for child abuse and predators. This school site has always been one that protects the girls and puts them their safety and education first. They cannot do that if a student high-rise in full view of the site.

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the 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:The tower will be totally out of keeping with the rest of the area and detract from the natural beauty and calm greenery of the park. The sheer number of additional students will entirely overwhelm the area and all those families who have lived in the area for many years will ultimately be made to feel unwelcome
In their local communities by the student population who have different priorities from the families who have lived there for years and do not want to be pushed out. I have seen the negative impact of the changing demographic in the area in friends who live there and this will only exacerbate the problem.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:We have a student population of 64% in postcodes M14 6 and M14 7 and this has led to a major imbalance in our community. We are hoping the council will give a resounding refusal which will stop the developers appealing.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:We have a student population of 64% in postcodes M14 6 and M14 7 and this has led to a major imbalance in our community. We are hoping the council will give a resounding refusal which will stop the developers appealing.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:We have a student population of 64% in postcodes M14 6 and M14 7 and this has led to a major imbalance in our community. We are hoping the council will give a resounding refusal which will stop the developers appealing.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:We have a student population of 64% in postcodes M14 6 and M14 7 and this has led to a major imbalance in our community. We are hoping the council will give a resounding refusal which will stop the developers appealing.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Group
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Per Comment on behalf of Rusholme and Fallowfield Civic Society by email dated 03/02/2021

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Strongly oppose

proposal for the city centre location, not suitable for the context

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am highly concerned that if the council and private companies continue to build student accommodation buildings in an already highly student populated area then families like myself will be driven out of what has been our family home and area for generations. There are already a high volume of student accommodation buildings and apartments available in the city centre and near the University area - refurbishments/expansions there are possible and should be made there ONLY making it easier for students to commute, it does NOT make sense to me why for temporary residency of students (students only live in student accommodation until their college/higher education is completed) the permanent residency of families should be compromised. I along with other neighbouring families strictly oppose this.

Comments for Planning Application 129020/FO/2020

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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:Application ref: 129020/FO/2020

To whom it may concern,
I would like to object to the redevelopment of of the USDAW building on Wilmslow Road to form purpose built student accommodation.
We do not need any more students in Fallowfield. The university advertises Fallowfield as part of their campus, but it is not . The students behave as if they own Fallowfield and treat residents with disdain, indifference and disrespect. We are feeling the pressure of the imbalance in the numbers of students to residents. I know many families who have left the area out of desperation, even if they didn't really want to. I myself have suffered for ten years, as I live next door to an hmo. I am 73 years old and have lived in my house for more than 25 years and every year another seven tenants move in and it all starts again - I live on my own. Every year I have to go back to the landlord who never helps me, and to this day has never considered soundproofing his house until my daughter came back and saw what I was going through. He has never been held accountable for his tenants behaviour. And each time, I have to chase him, the agents and deal with the council. They cause the problems and we suffer in so many ways. Since the house was sold to a landlord, I have had nothing but trouble, stress and sleepless nights and I know the same thing will happen to the people who live near the site. Landlords, agents and developers don't care about us as they don't earn any money from us. They have never thought about the local community or even the students. We are all being exploited.

This redevelopment is the perfect opportunity to create something for everyone and especially for a part of the community that feels completely unheard and forgotten about by the council and the university. Why not turn this into some sort of community centre or housing for young families so we can try and change the area? It's the perfect area to do this as it's close to good schools, the park and had great links to the city centre. The Brow itself is the perfect place for this, but it has been overrun with students and there are only a handful of residents left who really care about their homes and the area. This is truly devastating. This transient community, landlords and tenants, don't treat the area or the residents around Platt Fields with the respect it deserves. This is evident from the state of the streets. They are a disgrace - litter everywhere, ugly extensions, unkempt gardens or ugly paved over ones, the alleys where the bins are kept are filthy and stink. I can only imagine another 425 students will make these problems a hundred times worse! We need help to change the community for the good! I dread to think what will further happen to our community if this goes ahead and it scares me for future generations.

I really hope you do the right thing with this project and I also really hope that you will begin to understand how unhappy our lives are that we feel like we're being pushed out of our homes. We need the right kind of change to make this community balanced once again.

Thank you for your time,
[redacted]

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:This is a personal submission and I would like to point out how much harm has been done to me and my family, my friends and neighbours over the years which has been caused by the very high concentration of students in this area.

I've lived in Fallowfield for almost 30 years. We moved here just before having a family and loved the location, with access to parks, schools and local services and shops. We loved the vibrancy of having students in the community. Back then our street was full of families and retired couples. A few years after moving here, houses went like dominos in our street and were turned, one by one, into HMOs for students. We watched many of our friends leave the area following this, they couldn't stand the noise. Our street went from one student house out of 25 houses to 20 leaving only 5 owner occupiers behind. The nightclubs, bars and takeaways quickly followed and before we knew it, the area had transformed into one overflowing with students and noisy parties. It was intolerable. We felt helpless and stressed because the police did not want to know about student parties. The litter, vomit, broken glass, bin tipping, drunken pranks began to increase along the night noise and other environmental problems such as landlord flytipping. The area went from fairly residential to massively 'studentified' in the late 1990s. Fallowfield then became a legendary place for the very best student experience and it attracted students who put socialising above their education. Once a reputation like that sticks, it's very hard to undo.

The harm done to our family has been considerable over the years. We have chosen to stay here because Fallowfield is our home but students have been sold a University experience which has

branded Fallowfield as 'the party place in the UK'. The knock on effect has been horrendous. The nightly sleep loss has altered my body clock so that even during quiet holiday periods I wake up at 3-4am which coincides with the usual return from the clubs in Fallowfield District Centre, the noise of students yelling down the street. Whenever there is a house party anywhere in the neighbourhood we suffer all night. There are groups of drunk and drugged party goers coming and going constantly. The music can throb at club level and there are often dealers hanging around. We've had party floors collapse, parties with 9 DJs in one house, playing club sessions with professional sound equipment. We've had outdoor bouncy castle parties with 300 guests in adjoining gardens, parties where fire alarms have gone off and tactical aid have descended, outdoor all night summer garden parties like festivals. The examples are endless.

It's the effect on the wider community that I find really upsetting. Hearing your neighbours say they are leaving because they can't sleep at night is awful. Sleep loss is dangerous too as some people have responsible jobs that need full concentration. One of neighbours that moved out was a University Professor, another was a heart surgeon, others have been young families who couldn't cope with their children being disturbed. The stress builds up and then causes anxiety. People who live just out of the area find it hard to believe what we experience. I was personally quite traumatised when the student next door fell out of the attic window at 4am one Thursday morning dropping 30 feet. I had to rush out in my nightwear to call an ambulance. I couldn't sleep for days after, hearing the thud and thinking how she could have died. Down the road, the students had a barbecue on the roof at 1.30am and set fire to the block of flats. It frightened a family at the rear who were Syrian and had young children. They didn't know how to call for the fire brigade and they left the area soon after because of this.

One of my friends lives on Fallowfield Brow, not far from the Oakley site. She has suffered sleep loss and distress for many years because of the partying and antisocial behaviour on her street and the mess created in the communal bins and alleyways. She has decided not to object to this application because she is so worn down by it and has given up fighting for peace and quiet and can't wait to get out of 'this hell hole'. She has a lovely home, why should she have to feel this way?

Another harm to the community is the effect I see on the elderly residents. One of my friends is now in a care home. Whilst she was at home, she used to be disturbed night after night by noisy students coming home from the Ram nightclub at the other end of the street. The noise confused her, frightened and unsettled her in her home of 50 years. She would get out of bed and wander around upstairs trying to locate the noise and wondering if someone was trying the door handle. The area attracts burglars so this happens a lot.

[redacted] tells me tales of how she knew all the occupants on Egerton Road and how everyone washed their curtains and polished their doorsteps. Egerton Road has become a nightmare for people like [redacted]. It is about 80% HMOs now and student bins get left on the pavement and = there is broken glass and vomit for her to negotiate with her walking aid. Her home area has been

trashed by students who have the attitude that Fallowfield is one big student campus. I think it's tragic that people who have lived here all their lives have their latter years spoiled by inconsiderate party behaviour. They wouldn't behave like that in their home town and would hate their grandparents to be disturbed but give no thought to that when having a good party with their mates.

There is recognition of the problems now but the root cause of all these issues which harm the community is that there are too many students living in this area. More PBSA on the Oakley site will simply add to the strain.

There is such a lot of heritage in Fallowfield and it could become an attractive suburb and attract more council tax paying home owners but this will only happen by reducing student numbers, not increasing them. Building more PBSA will not do this. Real incentives by MCC are required to encourage landlords to sell their HMOs and build more PBSA in other areas of the city to spread the students out.

The Oakley site would be perfect for some much needed family homes. This could begin to help rebalance the community and create a more sustainable Fallowfield. The addition of 425 students would harm the community and make more families leave. This application must be refused to uphold policy SP1 for sustainable communities of choice.

Comments for Planning Application 129020/FO/2020

Application Summary

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The last thing our community needs is another 425 beds of student accommodation. As a young family, we feel like we are being driven out of the area by drug-dealing, student noise and student-related crime (e.g. burglary of properties while they are away). We sometimes take our young children to Platt Fields Park, but generally the park feels run-down and unloved: we believe this is mainly because of the high proportion of student, transitory neighbours. Given Manchester student numbers are likely to be rather unstable given COVID / remote learning, this also seems like very much the wrong time to be granting approval to a proposal like this.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I strongly object to the proposal on the following ground:
- inappropriate scale in relation to the existing terraces
- contrary to the MCC tall buildings policy and out of context
- damaging for the local community and a wider area
- will result in permanent damage to the park, loss of trees, overshadowing and loss of visual amenities
- overdevelopment and overpopulation of the area
- park currently used by many local families will become a 'front garden' to 400plus students and will be lost to local residents
- the existing office block could be used as a local business hub or site could be used for affordable houses for nurses and hospital staff
- the proposal will destroy whatever is left of permanent residency in the immediate area
- damaging effect on a wider community

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I would like to strongly object to this proposal. Our neighbourhood is very unbalanced, with too many students causing problems for the few remaining professionals and families. The night-time noise on the streets in our area is highly disruptive. I also agree with the additional points made in the Fallowfield Community Gardens objection.

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Dear case officer

Please record and consider my strong objections against this proposal which is out of scale, doesn't fit its context and will result in damage to the park and the local community.

Best regards

[redacted]

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Please consider my personal objection as a local resident

[redacted]

Comments for Planning Application 129020/FO/2020

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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:To whom it may concern
I live some distance from this site but I regularly pass by & visit Platt Fields Park. This proposed development is totally inappropriate to this location and threatens a delightful, peaceful, historic garden.
I wish to object to the above referenced planning application on the following grounds:
1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.
2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.
3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.
4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.
5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas,

principally the Oxford Road Corridor area" This development is not in this area.
9. Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.
10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.
Regards,
[redacted]

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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:Dear Council of Manchester,
with reference to this application, I would like to object. I have friends living there and I know it has been very tough for them. I visited often, before covid, as I love Manchester and I will keep visiting whenever I can. I can see how the amount of students had increased and how it has impacted the community in a negative way. This project would make the things go even worst.
Thank you in advance for your help in being on the side of the local community.
Best regards,
[redacted]

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:This is a plan that will cause irrevocable harm to the Fallowfield community. I went to school at Manchester High right next to the proposed plan. The community is already damaged by so many students and student accommodation. And owen's park has plenty of spaces still. It is irresponsible to build more student accommodation here. Not only will it be a blight in the skyline over the park, but it makes the area less and less what is is - a community of both students and local families. Please don't move ahead with this plan

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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 would like to object to this erection as i have grown up in the area and have seen the change in the community with the increase of students, i use the park with my children and have elder family in the area. I believe will increase antisocialbehaviour, litter, park will be full of students. Not just the students its the crime it attracts with local dealers hanging around shops and corners wherebthere are vulnerable people also oppertunist thieves and streerobbers.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I concur with the objection letter from the Community Guardian Coordinator for Fallowfield and Withington.
I cannot add anything but support wholeheartedly her rejection of the proposed development.

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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:Application ref: 129020/FO/2020

Dear Sir,
I would like to object to this planning application. I grew up in Fallowfield and am now 35 years old. I left the area to have a family. However, I still visit the area as my family, parents, uncle, and aunty still live in Fallowfield. Considering students are supposed to be our future, from what I have seen, and from what my children have experienced when they stay with their grandparents, I believe bringing another 425 students to the area would be a massive mistake. The increase in the volume of students to the area has already created massive disappointment. For example, the numbers create extra litter, more noise, anti-social behaviour and have total disrespect for residents who have lived in the neighbourhood for decades, which I find shocking

There are already too students in the area, and the disturbances that they cause to people's lives are already ignored by the council and the university and nobody wants to deal with this any more than they have to already. It's not fair.

I don't like the fact that my 73 year old mother has to go out of her house, to ask the students to keep the noise down because she can't sleep or her grandchildren are being disturbed in the middle of the night and the early hours of the morning. This is worrying because people may not be in their right state of mind and it's very intimidating for her. I dread to think what the 94 year old woman next door to my mums might be going through, not being able to leave her house at all and

just has to live with and deal with the noise and anti-social behaviour.

Building this development will not move students out of the area, it will bring more of them in. On this basis, I would like to strongly object to this application. Perhaps it would be better to find a way to fix the current problems rather than creating more and to consider the community as whole instead of just for students.

Thank you,
[redacted]

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the 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 have tried to submit without success I keep on getting a dialog that there is a problem with your email servers (last Wednesday and today Saturday. - This is a copy
e proposed development would have a negative impact on the access to STEM knowledge and activities enjoyed by young people in the satellite communities of the Platt Fields Park.
In addition to my objections already submitted in the Developer's consultation exercise. I am a Mathematician (Space Sciences) and NSA Hubble ST Communicator based in the Manchester Metropolitan University with a brief that includes engaging young learners from disadvantaged backgrounds with Science, Technology, Engineering and Mathematics (STEM) subjects. During the Summer holidays July - September (over the last ten years) I take on young learners as research placements in space Sciences research program that tracks NASA's NOAA spacecraft fleet as it flies over Manchester on its polar orbits twice daily. The Nuffield Foundation supports the young learners with bursaries and travel expenses. The young learners engage with Earth Planetary Science by tracking weather spacecrafts and downloading data from the crafts, processing the data, analysing them and interpreting them to help them understand the factors impacting on our home planet's weather fluctuations and climate change. (this data comprises atmospheric composition of gases, pollution (both toxic and AOK) sea temperatures, wind speeds, cyclones, hurricanes cloud formations, vegetation, desertification etc) The National Oceanic and Atmospheric Administration). These placements have helped point young people in interesting career directions. One placement from preCovid days is currently waiting to take up a research post with the Japan Meteorological Agency as soon as soon as the pandemic restrictions come to pass.

The poposed building would, at 13 stories' interfere with collection of data from both the NASA NOAA fleet and the Russian Meteor feet particularly when the spacecraft elevation is close to the horizon ie 0°.The optimal fleet elevation being 60°-120°
Finally as a member of the Friends of Platt Fields Park I must place on the record my total support for their submitted objection (thus saving you reading a duplication)
Yours sincerely
[redacted]

At 1156 on Wed and today Saturday I got the dialog
Please try again.
We are currently experiencing issues with our email servers meaning that copies of comments are not being sent to users. However, the comments are received within the service. We are currently investigating the issue.

Comments for Planning Application 129020/FO/2020

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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:Even though we dont live in Egerton Rd, Fallowfield anymore, we still have many friends there whom we used to visit regularly pre covid times and our house is let to a family of 5. We insisted on having a family living there as we didnt want to have more students added to an already over saturated area of student population. The problems related to an increase of students in the area are inmense, and the proposal to build space for 425 more students is totally unsustainable. There won't be a balanced community at all, the noise , the litter, the drunkenness will just increase making the lives of my poor friends unbearable. So please do reject this proposal

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:We have a good number of students within our neighbourhood already. 1 no. 13 storey building and 1 no. part 4 and part 5 storey building will overwhelm the neighbourhood and society.

Comments for Planning Application 129020/FO/2020

Application Summary

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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:Adding more student accommodation will further add to the already increasing imbalance in the community. The people that have lived here for decades are being pushed out and left feeling like they don't belong in their own community, because of the sheer number of students.

Comments for Planning Application 129020/FO/2020

Application Summary

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Address: Oakley 188 Wilmslow Road Manchester M14 6LJ

Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site

Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of [redacted] for 50 years all we have seen is the area been overflowed with student accommodation and always seem to have takeaways, rubbish on the streets and drunken students going down lady barn lane in the middle of the night singing and knocking bins over is it not time for it to be a residential area for familys.

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:No need for any more student accommodations I object to the proposal of 400 more students

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I object to the hise rise apartments there is enough students in ladybarn as it is

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:To many students in fallowfield as it is
A lot of them have no respect to any residents in the area

Comments for Planning Application 129020/FO/2020

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Address: Oakley 188 Wilmslow Road Manchester M14 6LJ

Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site

Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:to many students in one area

Comments for Planning Application 129020/FO/2020

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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:As a weekly user of this park and with family
who are local residents I can see no benefits, only disadvantages to this proposed project.

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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 wpuld like to object to this development as it is not in keeping with the character of the Victoria Park conservation area. Trees have not been considered appropriately. Parking and pollution will be a problem
I also think we should try refurbish more buildings in the area rather than demolish existing , build new and increase carbon footprint at every step.

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Air pollution
Increased traffic
Loss of privacy
Congested area

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The height of the 13 storey building will block light to the garden and mature trees in Platt Fields Park. We cannot allow a public park to be compromised for the narrow and short term aims of student property development. Mature trees should be respected, for the beauty they bring and the history they hold, for the rare city habitats they provide for birds and wildlife, and for the health and well being they bring to local residents, providing recreational space and clean air. There are also concerns about the increased number of residents the development will bring to the immediate area and the overspill of activity, noise and disruption to the park, destroying its peaceful and restorative nature.

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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:To whom it may concern,

We, St James C of E Primary School, would like to make known our objection to the current plan in place for 188 Wilmslow Road.

We would like to register objections to this proposal on the following grounds:

The development runs counter to Policy H6 and H12 of the Council's Core Strategy which protects district centres from high density development and prioritises student housing in the city centre rather than district centres.

With such dense development, would come a huge increase of traffic which the area cannot support. The development itself provides very little parking, students would then be forced to park cars on surrounding streets, leading to congestion and increasingly hazardous roads.

An additional 400 plus students would increase noise and anti-social behaviour, both of which have already increased exponentially with the development of Unsworth and Uttley behind Owen's Park. There would also, sadly, be increased litter in the area, leading to further issues of pest infestations, such as rats.
There would be a huge impact on local infrastructure - buses, medical facilities, supermarkets, parkland, all of which are already pressured from the imbalanced community in Fallowfield and

would become more so.

As a school, we are aware that families are increasingly struggling with the journey to and from school due to an increase in traffic volume from both students and parents taking their children by car to both of the Manchester Grammar Schools.

Finally, we are very concerned about any effect this development would have on Platt Fields park. As children in a high density city, our children needs access to open green spaces. The development would mean that 400 students would have a piece of the park as their garden instead.

Under Section 106, new developments must add value to an area, and we do not think this is the case for this proposal.

The development would further imbalance the community, would have detrimental impact on trees, noise levels, traffic, infrastructure, and is at odds with the Council's core strategy.

Yours Sincerely,

[redacted]
[redacted]
St James C of E Primary School
Cromwell Range

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Hi,

I object to this development, it increases the "sprawl" of student accomodation accross the area and doesn't offer any benefit to existing residents. Moreover, it goes against the spirit of Manchester Council's stated desire to free up housing stock in South Manchester for families.

This site should be converted into affordable housing, much like similar developments taking place on Wilbraham Road. This would encourage youung families back to the area, who could take advantage of Platt Fields park, e.g. the Fields, BMW track, community garden, etc.

Currently the park and surrounding area is swamped by students and their rubbish. This would help tip the balance back in the other direction. Morover, the development of affordable housing on this site would encourage the return of families to adjacent properties in Langley Road, in the spirit of the Article 4 declaration.

Regards,
[redacted]

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Dear Sir/Madam,

I like to object to the planning permission for the 425 student units at the USDAW site (Oakley Villa), 188 Wilmslow Road, Manchester.

The area is already over populated with students. The Fallowfield Campus, Ashburne Hall, Mansion Point, Oak House, Chancellors Court, Woolton Hall, Owens Park, Ladybarn House, Unsworth Park and Richmond Park are just few examples of student's accommodation in the walking distance of the USDAW site.

The area already has a huge density of students and this is leading to an imbalanced neighbourhood and lack of community spirit. This does not to encourage family housing or developing the community, it only encourages rent to buy investors.

Furthermore, it will be unproportionate to other buildings in their neighbourhood. It is significantly taller and it has detrimental effect on the look of the street. Also, it will over the shadows the neighbouring houses, blocking their day light and invade their privacy. Which results in the reduction of the value of their home. The noise and the disruption and the pollution that causes by the construction work is immense on neighbours and the park.

Additionally, it will overshadow the park, in particular the Shakespearean garden, which is going

under renovation at the moment to make the best use of the beautiful garden that it used to be and make it place for children and families and different services, like Yoga and performing art.

This area is already very high density of people, traffic is horrendous during the peak time. It is at its worst the first term of academic year when buses get filled up at Owns Park and don't stop rest of the way till they let some students off at university. Traffic is jammed from Rusholme towards Fallowfield.

USDAW site has exceptionally large garden with numerous very old trees and several enormous Perennials which will be mostly destroyed and some of the trees on the boundary will be lost and the roots of a lot of the remaining trees will be affected by the new foundations for the tower and may well wither and die over time.

I sincerely urge you to disapprove of the planning permission and not make our neighbourhood more polluted, more densities and more traffic jams than it is already.

Thank you on advance for your cooperation.

Yours faithfully,



Comments for Planning Application 129020/FO/2020

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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 live on the other side of Fallowfield to this proposed development and it is only recently through my involvement in volunteering in Platt Fields that I have become more aware of this proposal and the likely impact on the immediate community.

It seems to me that the nature of this part of Fallowfield is now actually being damaged by the sheer predominance of student accommodation. The University and its students are of huge value in themselves and of importance to the city but I believe that this site is not suitable for further expansion of student accommodation. Further expansion now risks triggering a tipping point both in terms of the quality of life of other residents in the area and in terms of a deterioration in relationshipsbetween students and other residents.

I believe that alternative use should be considered for this location

[redacted]

Comments for Planning Application 129020/FO/2020

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Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Dear Planning
I have lived in Fallowfield for over 30 years and am writing to object to the erection of the proposed student building at the USDAW (Oakley Villa) site at 188 Wilmslow Road.
Given its size this development will have a highly detrimental effect on the Shakespeare Gardens at Platt Fields Park and on the park generally. It will overlook the gardens which currently offer a peaceful haven for all residents, the gardens risk suffering from light pollution, litter and general damage. The proposed building will over-shadow the park and the nearby terraced houses.
This area is already at student capacity; the addition of 425 units will drastically increase the itinerant population and will damage the feel of the area for local residents and for student residents of the existing units. I am a university academic myself and I have children who are students so I am not saying this from an anti-student perspective. The area will become nothing more than a student ghetto which is not good for anyone. It is a purely money-spinning venture for the developers. I strongly object to this proposed development.

Comments for Planning Application 129020/FO/2020

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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 have recently moved into the fallowfield area, from elsewhere in Sth Manchester. I thought I knew what to expect but have been surprised at the true proportion of housing stock here that is let either by students or Airbnb.
I now better understand the impact of this imbalance in the community on the local population, and the character of the neighbourhood.
Almost every night, permanent residents are attempting to resolve the problems in the area, sometimes at risk to their own personal safety (eg when asking for reduction of noise from parties) or addressing issues such as overflowing rubbish bins that won't be collected because of contaminated recycling.
I've also now seen how the students and tenants are target for criminal activity, whether victims of burglary or bringing on street drug dealing to the area.
The best way to address a whole range of problems arising from the changed character of the area, would be to use planning powers to *at least* prevent further distortion of the population, and at best use whatever measures possible to re-balance the population so that it isn't so over-dominated by students and short term tenancies.
The vitality and viability of Fallowfield as a neighbourhood is at risk. The local shops are narrow in range, and this narrowing of the local offer will only increase with more students. More accommodation for permanent residents, and families in particular is needed to restore some variety and health into the community.
Prohibiting more student accommodation is essential to avoid this problem accelerating further to a point where the neighbourhood becomes homogenous and beyond saving.

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Case Officer: Robert Griffin

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I have lived in the area for a couple of months as a homeowner, and previously as a student myself between 2005 and 2010.

Having returned this year as a homeowner after living elsewhere, and having spent time talking to other residents, as well as experiencing first hand noise and litter, I am shocked at the impact that the unfettered 'studentisation' of the area has had.

It appears that, despite ostensible plans to move students elsewhere and free up family housing, there has been very little in the way of proactive and decisive action to achieve this. There also appear to be scant consequences for students disturbing existing residents with anti-social behaviour, or for letting agents/landlords who do not enforce usual standards of social decency when their tenants do not meet them, i.e. keeping noise to a minimum, keeping on top of rubbish/recycling.

I understand that the Oakley development is supposed to address the issue of providing purpose built student accommodation, with the idea of freeing up family homes. However, having considered the application and its implications I believe it is more likely to worsen the existing problems for homeowners in the area.

Reasons as follows:

1. It does not promote a sustainable neighbourhood. The area already has an unbalanced population with very large numbers of students - Council Policy SP1 states that planning should create balanced and sustainable neighbourhoods of choice.

2. Harm to Platt Fields Park and users of the park - the site adjoins the park. The development itself has little outside space What effect will the tower building have on the park?

3. Parking issues - there will be 3 x disabled parking spaces, 4 electric charging points and only 1 standard parking space. At the start of term just 4 extra spaces will be made available for the arrival of 425 students.

4. Overload on local services - more pressure on local services such as supermarkets, doctors surgery, refuse collection, water, sewage disposal.

5. Noise and disturbance resulting from use. Will this development lead to more noise, rubbish and litter in the area. What does this mean for local residents?

6. Loss of biodiversity and trees, drainage issues due to more foundations and hard surfacing; The depth of the foundations for the tower will mean that tree roots will be damaged and the trees could die

7. Transport issues - Wilmslow Road is already very congested, what effect will this have?

8. Visual amenity - the height of the tower and other blocks will spoil the skyline especially for users of Platt Fields park and local residents. Apart from the tower building at Owens Park, which is scheduled for demolition, this new tower will be by far the tallest building in the area and will dominate the area.

9. The developers claim it will lead to the freeing up of family houses in the community but there is no council/government policy to support this and so it is likely to increase the numbers of students in the area who may then wish to live in house shares in second and third year. The cost of the accommodation on this site is significantly more expensive than rent in a house share.

10. Council Policy H12 states that "purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" The Oxford Road corridor stops at Hathersage Road.

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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:
To whom it may concern
I wish to object to the above referenced planning application on the following grounds:

1. Loss of light or overshadowing a beautiful and secluded part of Platt Fields.
2. Loss of trees on the boundary inside Platt Fields particularly six mature sycamores. Also mature trees on the site which provide a backdrop to the park.
3. Noise and disturbance resulting from use including the increased footfall in the park and from the site itself.
4. Nature conservation. Noise and light pollution will impact on wildlife in this area of the park.
5. Loss of public amenity. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. Traffic generation. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This development is not in this area.

9. Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.
10. The 13 storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

I can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.
Regards,

[redacted]
Resident

Comments for Planning Application 129020/FO/2020

Application Summary

Application Number: 129020/FO/2020
Address: Oakley 188 Wilmslow Road Manchester M14 6LJ
Proposal: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site
Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:An additional development such as this will increase the social imbalance within community. From my understanding, the student population is already over 50% of residents and this development will likely increase that number. With the recorded issues and challenges that typically arise from high density student areas, this development will increase the strain on services. This strain will be felt primarily by permanent residents who already live in an area that has issues with rubbish, noise and crime. Any proposed economic benefit will not benefit the permanent residents and the development will exacerbate the issues that arise from a transitory population.

Comments for Planning Application 129020/FO/2020

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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:The development will over burden an area already over congested with even more transient population. It will overlook a park which is a safe space for gay and trans people. Student accommodation has been built to capacity in Owens park. The old Mmu toast rack sits empty and decaying ripe for student accommodation. The building will create a micro climate for the park ruining the flora and fauna. The building will cast a shadow on land left to the public on platt chapel.