

# 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 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.