

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 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.