

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: 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 Ows 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,

Farinaz Niayesh