

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 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.