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 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.