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:The issues / reasons for objection are:

1. Not in line with MCC Tall Buildings policy, which requires tall buildings to be contextual. the context of this proposal is park on one side and a nice 2-storey terrace on the other side (Langley Road). The taller block will be towering over the park, the area next to Shakespeare Gardens. Proposed 4-5-storey terrace with a 13-storey behind will completely dwarf existing 2-storey terraces

2. Loss of mature trees within the site which form a part of visual amenity in the park. Trees in the park will be compromised by the proximity of the new-build (damage to the root system) and overshadowing.

3. Loss of light and overshadowing

4. Additional student bedrooms will not decrease the number of HMOs in the area (as applicants claim). It will have the opposite effect driving the remaining local families away. 1st year students who would predominantly occupy the proposed hall would end up partying in other local student HMOs adding more numbers and disturbance to already unbearable situation.

5. Detrimental effect on the local community.

6. Over-development. Too dense and overpopulated for the size and the location of the plot. The park is extremely busy already (we could hardly keep safe distance when walking there recently).

7. Loss of employment site - existing USDAW offices are in a good condition and could be used as a local business hub. their demolition rather than refurbishment would go against carbon neutral targets & environmental policies.

8. City Centre locations and sites close to university campuses would be more appropriate for this type of development as they would support students social life.

The creation of the Platt Fields Park in 1907 was down to a fierce local campagne. Otherwise it would have been sold for development. It seems we need to protect the part and the area around it again.

Would be great to hear if/when you have submitted your objection.

Many thanks