

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 have lived in my property for the past 38 years during which time I have seen the balance between residents and students totally turned on its head until the ratio of students now completely outweighs that of residents.

I'm not against students per se, but the impact on the area in terms of sheer numbers is immense, not to mention the excess noise, litter, smashed bottles, urination in public, ASB, crime, lack of engagement with the community....in fact a total disregard for the community and the residents in the area in which the students are based.

During the summer it becomes impossible to sit outside and enjoy the garden, unless you're prepared to cope with heavy bass beat music played at ear shattering levels accompanied by shouted conversations as people attempt to make themselves heard over the music.

The result is an endless stream of residents moving out as they're no longer able to cope with the impact on their physical and mental health and their peace. Inevitably the house is then bought by an "apparent" householder, who then extends it and turns it into an HMO six months later, allegedly in contravention of the Council's core policy. However I've written to the Council on numerous occasions asking for clarification on Policy H11 in this respect, and am yet to receive a single response!!!

This new development will simply add to the existing imbalance in resident/student numbers, an imbalance which already sees the student populations standing at 56% of the population in the M14 6 postcode area.

An additional 425 students will simply exacerbate that imbalance while adding to parking problems along with all those to which I've already alluded I

The tower block will completely overshadow the properties on Langley Road and be immediately in the line of vision of anyone enjoying Platt Fields Park., while the foundations for a tower block of this size will potentially lead to the death of numerous trees in the immediate vicinity.

The developers claims that this building will free up student homes in the area carry absolutely no weight whatsoever, as it's an element of the "student journey" that they live in houses in the community in their second and third years at University.

Council Policy H12 states that purpose built accommodation for students should be immediately adjacent to the core university areas. However, but I'm not even going to bother querying this with the Council because if I get as much response to a query on Policy H12 as I did when querying Policy H11 then it's clearly not worth the effort of putting pen to paper!!!

We are fortunate in this postcode area in respect of the character of the beautiful Victorian houses, such as Oakley Villa, many of which, sadly, are not treated with the respect they deserve, and of course in the wonderful heritage of Platt Fields Park, created for the community of Fallowfield to enjoy.

Sadly the park itself will become yet another casualty of the impact of student accommodation if this project goes ahead and once again the voice of community will struggle to be heard.....