

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: I'm writing to voice my objections to the proposed student accommodation on the site of the USDAW building.

I have lived directly opposite Owens Park for the past 7 years. In that time, I have become accustomed to the screaming and shouting in the streets at all hours of the day and night; the vomit and broken glass; the loud parties; the lines of young men using my front garden as a latrine en route to the off licence or the bus stop; slipping on discarded nitrous cannisters in the street - the only silver lining to this is the quiet months in the summer when Fallowfield belongs to the permanent residents again. This is without getting into how difficult it is to catch buses during rush hour attempting to get to/from work. The imbalance in the student/permanent population is also reflected in the high street which not only seems to specifically cater to student tastes but opens and closes according to term time. My particular residence not only has to endure all of the above but has become a through-route both front and back for local students. As a result, I have no privacy and constantly have people peering through my windows on their way past. I've had outdoor plants vandalised and stolen which my landlord does not care about because "you live in Fallowfield so what do you expect". I feel his attitude sums up a lot about how local residents are viewed versus the students. Adding 400+ students beside Hilltop Court is only going to make this worse. I cannot afford to move out of the area and do not see why I should as I love my home.

In order to improve and sustain the dignity of Fallowfield and its permanent residents, we need to balance the population. The students, who are here temporarily, have no care or allegiance to the

area because they know that they will move on to another property after 9 months. I don't think the culture of the "student experience" which feeds into Warehouse Project and Parklife helps either because Fallowfield is viewed as a permanent festival site for the duration of their stay. I certainly don't think that increasing the density of the population during the current pandemic is a good idea either. Due to the nature of the properties surrounding Platt Fields and the scarcity of outdoor space, you'd be forgiven for thinking that there isn't a pandemic whilst in the park. Adding more students will drive local people back indoors at a time when safe access to the park is crucial.

Living in Fallowfield is trying at the best of times and particularly living directly beside Owens Park, there is more than enough to cope with without 400+ students being added to the population. If anything, the neighbourhood should be leaning the other way to accommodate workers and families in the area in AFFORDABLE and SOCIAL HOUSING. Do we need more and better quality homes of a variety of types? Of course. But this is not what is being proposed for permanent residents. Instead we are being told to put up and shut up with all of the problems that such a dense student population brings because they are such incredible cash cows. There is no impetus to prevent local landlords from letting to students even with this proposed development. I also understand that Owens Park is to be redeveloped at some point to accommodate yet more students. Where are the needs of the non-student population in all of this? We pay the council tax and aren't even an afterthought. Enough is enough. We cannot accommodate more students in this part of Manchester.

There is a lot more I could say on the matter so would encourage you to contact me if needed. As someone who lives directly beside the proposed site, I think this development is a terrible idea.