

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: As a local resident and regular user of Platt Fields Park and visitor to Fallowfield I wish to object to this development in the strongest possible terms.

It would represent still further over-development of what was a residential area which is being overwhelmed by student accommodation. Nor is there any evidence that new student accommodation is required either in this part of the city or, indeed, at all, with student numbers no longer rising, and unknown long-term effects of the pandemic and student behaviour in the light of the Covid pandemic experience.

Residents in Rusholme and Fallowfield/Withington are struggling to maintain the area as a mixed residential community in the face of a plethora of private developments for single people and students, actual or planned, from Moss Lane East/Oxford Place through Victoria Park and its margins, Hardy's Wee, the old bus depot, the Toast Rack, Owens Park Campus and southwards.

As a long term resident of the area (since 1980) I have watched with dismay the progressive over-development of the area and as an active member of the community have worked hard to maintain the resilience of the area as a sustainable, mixed, residential neighbourhood attractive to families and with suitable accommodation for them. I even wrote to the Leader of the Council about this in 2017, receiving a bland reply from the chief executive which failed to address my concerns.

I would urge the rejection of this application and the designation of the land for mixed use family

housing.

In addition I wish to raise the following objections:

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.