

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: My principal objections to this scheme relate to its scale - specifically:

a) the height of the tower-block

Policy EN2 - requires tall buildings to fit in with their immediate environment. Both the additional buildings will tower hugely over the small terraced houses on Langley Rd and over Platt Fields

b) the number of students that will be added to a neighbourhood already completely overwhelmed by students to the real detriment of quality of life for existing families.

Policy H2 - requires developments not to undermine residential amenities. The existing number of students in Fallowfield are already unmanageable in terms of ASB, alcohol and drug abuse; control procedures in place are wholly inadequate to stop selfish "Fallowfield Party-land" attitudes prevailing, causing sleepless nights for students trying to study as well as local families. To propose adding another nearly 500 students to this mix is entirely unfair on everyone.

c) the impact on Platt Fields Park (already extremely well used by the thousands of local families living with no gardens) by nearly 500 additional students on its doorstep

as above: students every year use the park for their leisure time day and night, quite understandably. However, they regularly stay up very late, make a lot of noise and leave rubbish everywhere. Adding another 500 will exacerbate this

d) the biodiversity in the section of the park running along the North boundary wall of USDAW is currently very good - we have used the area as a forest school on couple of occasions as it is

quiet and secluded. This will change completely with the development envisioned.

Policy EN15 - requires biodiversity to be maintained and strengthened; such a tall lit building overlooking this area will have the opposite effect

e) contrary to what the developer proposes, there is very little evidence that existing HMOs will revert to family homes and I think this is extremely unlikely. On the contrary, houses are significantly cheaper than rooms in hall and are likely to be as popular as ever. And parties at the large student houses in Fallowfield will be magnets for the students living at Oakley and add to the noise and disruption.

f) Sustainability and Economic Impact - will there be a need for the vast amount of student accommodation that is currently in planning, being built or opened in the last 5 years? What evidence is there for this?

And if the number of students declined significantly, to what other purpose could these buildings be put? Would they be easily altered to be residential flats? At present the buildings could easily and effectively be used to house small businesses, and the area could develop as a small-business hub for Inner South Manchester

For all the above reasons, I think this would be a very bad development and cause multiple problems that the universities do not have the means or will to find solutions for. I hope this proposal is refused.