

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: As a local resident I would like to strongly object to the proposed development of the USDAW site by Watkin Jones.

First of all I would like to query some of the sweeping statements in their proposals.

There is not a shortage of student accommodation in this area.

We are overwhelmed with students and attracting a further 440 will create a further imbalance in the local population. The council has a sustainable development policy and this does not promote sustainability, only a constant annual turnover of transient residents.

Some local student accommodation is currently unoccupied, including property belonging to the University.

The proposed costs of rental of £160 per week will only attract wealthy students and is much more than the current average rental of £95 to £120 per week. Students will not move from relatively inexpensive HMOs to pay a further £50 a week for self contained bedsits. Therefore the assumption that Watkin Jones make that this development will encourage students to move from HMOs is nonsense.

My comments on the development itself

1. This is over development of the site. The proposed tower block will have a detrimental effect on the surrounding area, particularly Platt Fields and the neighbouring Fallowfield Brow. It is far too big and will be intrusive, over shadowing the local area.

2. 440 additional students will inevitably cause more noise and disturbance around the area. There will be increased litter and the development will cause an impact on local services.

Assuming that the new residents do not bring their own transport they will be using the local bus stop and buses. These are already overcrowded (in non Covid times .

3. 9 parking spaces is not sufficient for 440 students. People who can afford these rents will more than likely bring their own personal transport with them. Additional cars will have an impact on parking on the surrounding streets and access to Platt Fields.

At certain times of the day the streets are already grid locked by parents collecting/delivering pupils to both Manchester Girls and the Grammar school.

4. A development of this size will have an impact on established trees. The foundations of something the size of the tower block will interfere with the established root structure.

5. I am also concerned that a planned development at the toast rack has yet to take place after the council gave permission for this several years ago in 2016.

This building has now been empty since 2014.

I realise it is a different developer but there is already permission for 200 plus flats in that building which is approximately 200 metre away. These have not been developed and the building is being allowed to fall apart.

If there is a shortage of accommodation which I strongly dispute, this site should be developed first.

6. This site should be used for sustainable development. Social housing with long term residents would be far more appropriate. This would be in line with the council's policy of mixed neighbourhoods.