

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: Platt Fields Park is one of two local parks that have provided and continue to provide a fantastic public amenity. The arrival of a large 13 storey building alongside the Shakespeare Gardens and Ash Fields within the park is not welcome. Neither is the required demolition of mature trees; replanting and landscaping cannot replace the loss of mature trees. The accompanying loss of light hindering the natural and planted growth of other trees, shrubs and plants seems a further detrimental step in an unwelcome development.

Furthermore, having lived in Fallowfield and Rusholme all my life, I have been witness to the growth in the student numbers and note the loss of family homes to houses in multiple occupation more particularly in the area adjacent the Oakley Villa site. The proposed development will be unlikely to see a reduction in family homes in the area; on the contrary, the demand for off-campus accommodation will likely increase. Many students find off campus living a more attractive alternative. As the number of students in the area grows further as the result of the proposed development, so the demand for HMOs will increase.