

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: The proposed development is not in line with MCC Tall Buildings Policy, which requires tall buildings to be contextual. The context of this proposal is park on one side and a two storey terrace on the other side (Langley Road). The taller block will tower over the park and the area next to Shakespeare Gardens. The proposed is for a four-five storey terrace with a 13-storey build behind will completely dwarf existing two-storey terraces

If this proposal goes ahead it will result in the loss of mature trees within the site which form a part of visual amenity in the park. Trees in the park will be compromised by the proximity of the new-build (damage to the root system) and overshadowing. There will also be a significant loss of light due to the overshadowing.

Additional student bedrooms will not decrease the number of HMOs in the area (as applicants claim). It will have the opposite effect driving the remaining local families away. 1st year students who would predominantly occupy the proposed hall would end up partying in other local student HMOs adding more numbers and disturbance to an already unbearable situation. The impact on such a development would have a detrimental effect on the local community.

Too dense and overpopulated for the size and the location of the plot. The park is extremely busy already.

The existing USDAW offices are in a good condition and could be used as a local business hub,

and their demolition rather than refurbishment would go against carbon neutral targets & environmental policies. The creation of the Platt Fields Park in 1907 was down to a fierce local campaign. Otherwise, it would have been sold for development. It seems we need to protect the part and the area around it again.

City Council housing policy prioritises the creation and maintenance of stable and sustainable communities in predominantly family-base accommodation, the presence of a further 440 students in the area would threaten the local community on Langley Road and the streets behind with further and unsustainable imbalance from an increasingly transient population.

While the developer characterises the area as 'student anyway', the consequent blight on the area would serve only to encourage further degradation and a consequent increase in HMO in the surrounding streets rather than the decrease suggested, especially when there are more appropriate locations in the city centre. City Centre locations and sites close to university campuses would be more appropriate for this type of development as they would support students' social life.