

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: Dear Robert Griffin,
please consider my objections to this development.

I have lived in Fallowfield for the last 24 years. For the last 20 we have felt the detrimental effect of living in an imbalanced community with a great majority of transient residents and the problems that come with this such as excess litter, noise and nighttime disturbance, antisocial behaviour and lack of community cohesion.

We were happy to see that Manchester city Council made an effort to counteract this by building student accommodation in the city such as Birley Fields and Liberty Living at Mill Point.

But the recent extension of Owens Park has reversed the trend again, and Watkins & Jones' proposed development of Oakley Villa will further intensify all the above problems by bringing up to another 440 students into Fallowfield. The promised effect of a return of HMO's in Fallowfield to family housing has not happened.

+I am extremely worried about the effect of this development on Platt Fields Park, which provides amenity space for many people living within a big radius. and which could become the 'back garden' to the new student lodgings.

+I am also worried about the loss of mature, valuable trees onsite and the effect of the building on trees on the parameters of the site.

+The 'Shakespeare garden', the only designated quiet space in Plattfields Park, is within metres of the new development and will suffer loss of light and privacy.

+A 13-story tower plus 4/5-storey buildings to me are an overdevelopment of the plot and will feel

overpowering.

+During a housing crisis as we are experiencing it at the moment, affordable mixed-use housing is needed for families, retired people, and successful asylum seekers, who benefit from and enrich the local community, and not yet more student accommodation.

+With Watkins & Jones' prices for their proposed student accommodation relatively high, this development will not alleviate the situation around HMO's in Fallowfield, because clearly living in HMO's is a lot cheaper.

+With minimal car parking provided, there could be a huge increase in on road parking and traffic.

+ The bus stop in existence would not cope with the increased numbers of students travelling to university by bus.

+ Watkins & Jones is not making any contributions to the local community as suggested in section 106.

Please will you take into regard the view of locals such as me, who regularly experience great challenges because of the already high percentage of students living here.

Many thanks,

yours sincerely

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