

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: I am objecting to this application for the following reasons.

1 Additional student housing would be detrimental to Fallowfield

The continuing increase in student accommodation, a mix of Houses in Multiple Occupation and Purpose Built Student Accommodation, has already fundamentally changed the nature of Fallowfield and especially Fallowfield Brow, where this proposed development is located. Manchester City Council has policies in place to ensure that there is balance of housing, specifically including housing for families, in residential areas. Surely these policies would indicate that additional student accommodation, if required, should be built in other parts of the city.

2 The proposed building is far too large for surrounding area.

The existing housing on the west side of Wilmslow Road, by Oakley Villa, is two and three storeys high. A 13 storey tower would be entirely out of context, would visually dominate the neighborhood and would loom over Platt Fields. I understand that Manchester has a Tall Buildings Policy to ensure that tall buildings outside of the City Centre are only permitted when they would complement existing buildings.

3 The proposed building would harm the environment

The tower block and other proposals would result in a significant loss of trees and would adversely affect the wildlife. We believe this is contrary to the Green Infrastructure and Core Strategy Policy EN 9.

4 The proposed development is not in partnership with an educational institution.

We understand that a formal agreement with a University or similar is required to prioritise the site for Purpose Built Student Accommodation.