

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: I am concerned that the scale of the development, namely accommodation for 400 students will have a detrimental affect on the area by increasing additional pressure on the area's infrastructure and will also exacerbate problems already associated with the area which result from already having a very high student population density.

The developer, despite their claim, does not appear to offer sufficient evidence as to how the accommodation will lead to an easing of pressure on existing residential accommodation, most of which consists of student HMO's.

I also have concerns regarding site access and the inevitable increased vehicle traffic during the site's construction and after completion of the development and the impact on residential parking and safety.

Overall the immediate area already lacks balance in terms of its demographic, being heavily populated by students, a consequence of which is that much of the surrounding area is depopulated outside the academic year.

Finally I feel the site would be better developed for purposes which enable the area to be more mixed in its demographic. Which would bring greater improvement to both the local economy and environment.