

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: Fallowfield, the area north of Moseley Rd extending through Rusholme into Victoria Park is already over developed in terms of student accommodation to the detriment of the well-being of local residents. Whole streets are already given over to student houses where residents are told by the students they do not belong. A recent trip to Sainsbury's in Fallowfield during the current Tier 4 lockdown, for example, was as an intimidating experience as running the gauntlet. Groups of unmasked individuals outside and aisles blocked by other groups inside.

Enough is enough. According to the Manchester Student Strategy: Final Report , a 'strong sense of place [is] undermined by ... increasing concentrations of student populations has been shown to have a detrimental effect on neighbourhoods, pushing the area towards a 'tipping point' (p11). There are many new and very large student developments in the immediate area. Take, for example, Mansion Point on the site of the former Allen Hall on Wilmslow Rd which opened in 2019; at Owen's Park and the massive new development on the site of the former university sports and recreation facility at Ullsworth Park. These. in combination with this new proposal on the site of the former USDAW premises on the corner of Platt Fields off Wilmslow Rd contributes to over-provision of this kind of accommodation. A more balanced approach to planning in this area would be welcome, especially in the light of the large scale developments already built and proposed for the city centre (Controversial 55-storey skyscraper housing student flats among plans up for council consideration, MEN 15 Jan 2021) which do not impinge on residential districts.

This new development is also too tall with its 4-5 storey terrace and 13 storey tower block. It is out

of character with the immediate built environment which it will dominate in scale. It will reduce sunlight falling on the surrounding streets. Trees will be lost. It will also detract from the enjoyment of the Shakespearean Gardens. All in all, the proposal will impinge on the character Platt Fields Park as well as Falowfield as a whole in a detrimental way.