

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 development for the following reasons:-

1) A further 425 student bed spaces through the development will lead to a more unbalanced population demographic. It is against council policy SP1 which states there should be balanced & sustainable neighbourhoods of choice.

2) It does not adhere to Council Policy 1112 as it is not on the Oxford Rd corridor & is not adjacent to the core Manchester University or Manchester Metropolitan University areas.

3) A further 425 students in this small area will lead to extra littering, late night noise, antisocial behaviour & encourage crime. Owing to the pandemic & the need for further council cutbacks there will be less funding to combat these problems.

4) The tower block proposed is far above the height of the other buildings in the vicinity and at night will lead to light pollution spilling into Platt Fields park area.

5) The design of the tower and other proposed buildings are architecturally unsympathetic to the Victorian villa on the site.

6) There will be a strain on infrastructure & public transport by adding a further 400 students. This part of Wilmslow Rd is already heavily congested during term time due to buses and cars collecting and dropping off pupils at St James Primary Sch. & Manchester High & Manchester Grammar Schools.

7) There are very few parking spaces provided on the site so students with vehicles will add to the congested nearby roads on Fallowfield brow.

8) There will be a loss of biodiversity and drainage issues due to foundations and hard surfacing necessary for the development. The very mature trees on the site will have their roots damaged by

building work and cannot easily be replaced. These trees help to combat vehicle emissions from the adjacent Wilmslow Rd area.

I urge you to completely reject this planning application as it is not only against several council policies but also contrary to the environmental wellbeing of the whole community. Any development on this site should be for family and/or social housing where people can put down roots and encourage community cohesion.