

# 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 wish to object to the WJ development above. The developers state that the building student accommodation will free up home in the local community for residents. There is no evidence of this happening or evidence of this. There is no government policy or council policy to support student homes returning to residential homes. What is clear is by increasing student accommodation in Fallowfield it will increase in student numbers to the area. We are the most unbalanced community in the UK with 56% of Fallowfield residents being students. This with some streets in Fallowfield been 90 %, student occupiers. (Egerton, RD). Wilmslow rd where the development is placed in the most polluted road in Europe and this development would increase the numbers of people travelling on the road and increase pollution. The development of a 13 tower block is out of balance of size and character with the surrounding streets with no parking for students in itself. The building, if built, will create a loss of light to the park and users by the shadow it creates. Owen's park tower is due to be demolished so this new building would be out of keeping with any of the surrounding buildings by 11 storeys. The council H12 policy states that any student accommodation should be built immediately adjacent to the core universities. This development is not.

Furthermore, the increased anti-social behaviour caused by students will become worse. We have real problems with open drug dealing on our street corners in the daylight, student muggings from drug deals gone bad. Massive litter and environmental noise issues from student houses, parting in the street and night-time noise from students treating out streets in Fallowfield as 24-hour mardi gras where they shout, scream, openly urinate and puke in the streets daily. This development will increase the nightly, and daily issues Fallowfield community is suffering from. It will not rebalance

the community. Fallowfield became the UK's number one area for COVID in April 2020 due to students' numbers in the area due to student accommodation and shared living. This building and its accommodation plan would only increase public health issues in the future. As a resident, we are seeing our local amenities disappear due to the student numbers with the post office not being in Fallowfield due to the low numbers of customers in non-term time. All the area has seen is an increase in takeaways targeted at students increasing the health deterioration of public health to students and residents with 65% of our shops being fast food take aways. Clearly, this development does not promote a sustainable neighbourhood. The buildings are also totally out of scale with Oakly House and would be an eyesore to the area and the surrounding skyline. This building design is a copy and paste of the student accommodation in Stratford London. The method of the building does not attempt to blend or enhance the area.