

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 object to this proposal due to the area, Fallowfield being a student ghetto that we as older permanent residents would like to return to a mixed area.

Resident who are not students are vastly outnumbered by students which means that the neighbourhood amenities are now almost exclusively catering for the needs of students to the extreme detriment of all others. This means more takeaways and bars. there are no fresh food and grocery shops other than the supermarkets in the area.

The increase in specially provided student bedrooms will not decrease the number of HMOs in the area (as applicants claim). It will have the opposite effect driving the remaining local families away. The 1st year students who would occupy the proposed hall would end up partying in other local student HMOs adding more numbers and disturbance to already unbearable situation. The behaviour of the students is frequently unruly and disrespectful of others make life very miserable for other residents.

The proposed building will have a detrimental effect on the local community with yet more students in term time and a deserted area in the holiday periods

3 the building is an case of over-development, it is too dense and overpopulated for the size and the location of the plot.

4. The current building is beautiful and a local landmark . the proposed building is dull and functional. There will be a loss of employment site - existing USDAW offices are in a good condition and could be used for additional local businesses. Surely demolition rather than refurbishment would go against carbon neutral targets & environmental policies.