

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 a retired lecturer and, although I no longer live in Manchester, I still have close connections with Fallowfield and, until Covid struck, visited several times a year. I am horrified at the proposal to build a 13 storey student accommodation block on this sensitive site adding 400 extra students to an area which has been allowed to become a student ghetto with all the poorly controlled antisocial behaviour that goes along with it. Every evening drug dealers can be seen delivering orders and every morning the streets are littered with drug paraphernalia. The nights are party time with noise, alcohol abuse etc going on in plain sight. The block is unlikely to be a monastery in the sky. Of course the resident students will join in with the general mayhem. The university knows from experience (I do) that a few wardens will not be able to control this if police and university authorities have already demonstrably failed.

This development is totally out of proportion to the local streetscape and Platt Fields Park. The surrounding Victorian and Edwardian terraces should have been cherished and kept for fulltime residents instead of which planners and University authorities have permitted, indeed encouraged, overdevelopment by unscrupulous private investors and landlords whose only motive is to cram in as many students as possible into each house. And is the current proposal any different? Highly regarded and culturally valuable as are the teaching and research carried out by Manchester's universities, they, like the majority of UK universities rely on their student accommodation for a high proportion of their income. If they must use this business model they should be housing all students on campus instead creating student ghettos in the midst of helpless and long suffering full time residents and the planning authorities should be working toward this instead of conniving with them in destroying local communities.

One of the most cynical parts of this proposal is the minuscule provision of parking spaces masquerading as a green agenda when it is clearly just a way of using maximum space for accommodation blocks. Any planner must realise that students will have cars and an additional 400 students will have even more and they will just find spaces in the already packed surrounding streets creating even more misery as well as traffic hazard for local residents.

The former USDAW site should be used to provide desperately needed housing for permanent residents of a type and on a scale that fits in with the local streetscape which in itself should be appreciated as a prized example of what Manchester's planners could achieve in past times.