

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: The harm to the park and building heights - the erection of such tall buildings in close proximity to trees on the boundary with park (which are actually in the park - not on the site) will do irrevocable damage not only to the trees themselves but also to the visual amenity and enjoyment of the park by the general public. A building such as the height proposed will necessarily have substantial foundations, which will need to be built in or through the root ball of these valued mature trees. Not only that but the sheer bulk of building will block sunlight to the trees themselves and overshadow the park itself.

Further, the proposed buildings on Langley Road would 'monster' the local residents in the well-looked after terrace properties immediately opposite.

The harm to the setting of the villa - Oakley Villa is one of the diminishing number of fine villas for which the area is known. As with all such heritage assets, its setting is as important as the building itself. Given the recent history of the site, any redevelopment is an opportunity to maintain and enhance the character of the villa's setting and such an opportunity should not be lost. Rather than enhance the setting, these proposals will dominate the villa both at great height to the northern boundary and from behind on Langley Road.

Further, the overspill on to the streets of re-located parking for such large numbers would be highly undesirable.

The very significant harm to the local community - where City Council housing policy prioritises the creation and maintenance of stable and sustainable communities in predominantly family-base

accommodation, the presence of a further 440 students in the area would threaten the local community on Langley Road and the streets behind with further and unsustainable imbalance from an increasingly transient population.

While the developer characterises the area as 'student', the consequent blight on the area would serve only to encourage further degradation and a consequent increase in HMO in the surrounding streets rather than the decrease suggested, especially when there are more appropriate locations in the city centre.

There is more of this development which is contrary to specific City Council policy especially around Housing, Student Accommodation and the Environment and I object to the application and sham public consultation done before Xmas