

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: It does not promote a sustainable neighbourhood: the area already has an unbalanced population with very large numbers of students - Council Policy SP1 states that planning should create balanced and sustainable neighbourhoods of choice.

Parking issues: there will be three disabled parking spaces, four electric charging points and only one standard parking space. At the start of term, just four extra spaces will be available for the arrival of 425 students.

Overload on local services: more pressure on local services such as supermarkets, doctors surgery, refuse collection, water and sewage disposal.

Noise and disturbance resulting from use: will this development lead to more noise, rubbish and litter in the area. What does this mean for local residents who already have to put up with considerable noise and litter.

Transport issues: Wilmslow Road is already very congested - what effect will this have

Visual amenity: the height of the tower and other blocks will spoil the skyline especially for users of Platt Fields Park and local residents. This new tower will be by far the tallest building in the area and will dominate the neighbourhood.

The developers claim it will lead to the freeing up of family houses in the community, but there is no council/government policy to support this. Brining more students into the area will reduce the likelihood of families moving into this area, many of the terraced houses could end up left empty/going to ruin.

Council Policy H12 states, "purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" The Oxford Road corridor stops at Hathersage Road.