

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 oppose the planning development, on concerns the development is out of character of the surrounding area, being of 13 stories in height. With this impacting light to the general area, and impacting possible light on mature trees in the vicinity.

Although the scheme is defined as a car less scheme, possible students who stay in this type of over priced accommodation could and will be able to afford cars, thus impacting on local areas of increased traffic, and causing local neighbours in a parking issue.

The accommodation will be of a budget that is out of the reach from most students, thus this development will not alter the current situation with HMO's as the demand will be due to the price point.

As of 04/2/2021 on Rightmove there were 1034 private listings of student accommodation available, and of these listings many properties have multiple rooms available. Fallowfield already has excess properties for students, thus having extra will not provide any extra benefit to the area. In turn this will lead to possible outcome like Preston, Cardiff, etc with over supply of student accommodation.

Adding in 425 students to the Fallowfield area will add to the imbalance of the community even more, and this can be seen whilst in the previous lock down and in term breaks.

With more students this increase noise and disturbance in an area known to already have high levels.