

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: To whom it may concern,

I am extremely disappointed and concerned at the proposed planning and hope that it is unsuccessful. There are numerous concerns including the following;

- The area is already overwhelmingly unbalanced in terms of students. Provisions to include and sustain a balance of local residents and families who are already in the area should be in place and this proposal if successful would contribute to the already unsustainable nature of the neighbourhood. Council Policy SP1 states that planning should create balanced and sustainable neighbourhoods of choice.

- What does this mean for Platt fields park and the surrounding area? The site is joined to the park and there is little outside space, which will cause increased use of the park and risks potential damage, as well as anti-social behaviour (rules on this have been largely ineffective historically). The planning as it stands will damage tree roots and cause further change to the park. Further to this there is already very little parking nearby with just 4 extra spaces being made for a proposed 425 students - again, what does this mean for local residents?

- Whenever I get a bus through this area not only is it rare to be able to get on the bus due to overcrowding, but the roads are congested. Adding 425 students on this direct route will exacerbate this.

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". and somewhere within a 20 minute walk so there isn't increased strain on public transport - this site is way outside of this area.

I love this city and the people who live here. I have seen and experienced the upset and complete uproot at times to people who've families have lived in an area for generation's lives an extreme and sudden increase in students to an area can cause. For the University to have complete disregard for Manchester residents, prioritising profit over people's lives is disgraceful. This proposal is dangerous, unsustainable and immoral I object to it in the strongest terms.