

# 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: As a local resident, I object to this proposed development.

I was shocked to read that the application includes a proposal to build a thirteen storey tower. This contravenes the council Tall Buildings Policy, and would adversely impact on various parts of the local community.

The houses on the opposite side of Langley Road would be totally dominated by this tower, especially in terms of light and noise intrusion.

Far from the claim that this development will be beneficial to families in the surrounding area, I believe that it will instead drive even more local families away. It will massively increase disturbance from noise and nuisance, which are already issues for the local population.

The merits of the Oakley villa and its extension appear not to have been considered in this application. Despite the inclusion of the villa in the proposed development, the tower would completely ruin it.

As a regular user of Platt Fields Park, I am disturbed at the potential harmful impact of the development in general and the tower in particular on wildlife, trees and users. Two years ago, I went on an evening bat walkaround the park, and I know that it is home to more than one species of bat, which are legally protected. I can only see that this proposed development will be

detrimental to the bat population in the park due to increased light and noise.

Trees in the park and on the site will be lost and others will be deprived of sunlight. This will also adversely impact other plants and wildlife that depends on them.

I also believe that such a development will have a negative impact on the benefit of the park to local people. It is a vital, valuable green resource for local residents and is well used at all times of the year. This development will detract from the peace, tranquility and visual appeal of the park. In addition, the massive increase in student population on the doorstep of the park will inevitably lead to greater noise, crowding and litter in the park, the last of which is already a major problem in the spring and summer.