

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: I am objecting to this development for the following reasons:-

- 1) Adding a further 425 student bed spaces through the development will lead to a more unbalanced population demographic & is against the council policy SP1 which states there should be balanced & sustainable neighbourhoods of choice.
- 2) It is against Council Policy 1112 as it is not on the Oxford Rd corridor & is not adjacent to the core university areas.
- 3) A further 425 students will lead to more litter, late night noise, antisocial behaviour & encourage crime. The council are needing to make cutbacks due to the pandemic so there will be less funding to combat these problems. Students do not pay council tax so there will be no funding advantage to the council from this development.
- 4) The tower block proposed is far above the height of the other buildings in the vicinity and at night will lead to light pollution spilling into Platt Fields park area as it overlooks the Shakespearean Garden.
- 5) The design of the tower and other proposed buildings is architecturally unsympathetic to the Victorian villa on the site which is being retained.
- 6) There will be a strain on infrastructure & public transport by adding a further 400 students.
- 7) There are very few parking spaces provided on the site so students with vehicles will add to the congested nearby roads on Fallowfield brow.
- 8) There will be a loss of biodiversity and drainage issues due to foundations and hard surfacing necessary for the development. Mature trees on the site will have roots damaged by building work and cannot easily be replaced. The deciduous trees reduce the pollution in the area from the very

busy Wilmslow Rd by absorbing the emissions from vehicles.

I urge you to completely reject this planning application as it is not only against several council policies but also contrary to the environmental wellbeing of the whole community. Any development on this site should be for family and/or social housing where people can put down roots and encourage community cohesion. It should not be for student accommodation as they are a transient population and do not encourage a sustained community growth in neighbourhoods.