

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: Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reply from Schuster Road and Park Range Residents Association.

The Rusholme and Fallowfield Civic Society have submitted a detailed objection to the proposed development at Oakley Villa in Fallowfield.

The Residents Association would like to endorse the details in their objection and add its own objection.

Sustainable Community -

The development seeks to increase the number of temporary residents in the area.

The area is already overwhelmed with student accommodation when there is a pressing and desperate need for more family houses, in particular Housing Association properties. The proposed development takes us backwards with regard to this need.

In our view, if this development goes ahead all that will happen is that students will move from poorer quality blocks of students housing to this 'new' development. Effectively, all that will be achieved is the obliteration of a 'green' site and the creation of a new 'brown field' site where an 'old' university block becomes unoccupied. This is perverse. It is Council policy to reduce brown field sites by appropriate developments - It is not Council policy to increase them.

Family housing integrates with schools and local amenities - Without giving priority to such housing in the area families are forced to live further and further away - This is not a sustainable model for living for obvious reasons.

Environmental Considerations -

Oakley Villa is one of a very few local historic house set in extensive green space with mature trees that reflect the long history of the site. The tree root system on the site cannot possibly remain undisturbed if the development proposed goes ahead.

The vistas of the house and grounds from all directions, will be completely destroyed by this development. Small houses in the vicinity will live in the shadow of the development both in terms of amenity (increased noise, litter and traffic) and literally in terms of light, particularly in winter months.

It must be disputed that there is even a need for more student 'block accommodation'. Recent events have shown that 'University Online' will become an even greater share of the university market in future. Under these circumstances why create all the damaging CO₂ involved in the construction of a mega-structure that is not actually required ?

Traffic -

Large numbers of students will inevitably attract more traffic to the area and local residential streets. It isn't only moving in and out of accommodation (at all times of the year) but also that a proportion of the students will own cars.

Parking more cars always has a knock-on effect. Cars that can no longer park where they did before this new accommodation appeared will park slightly further away, displacing other cars that scramble for spaces even further away. The impact of parking, traffic and rat-runs ripples away from developments and starts to blight local communities streets away from the actual structure.

Summary -

In summary, it is difficult to see any positives at all for the local community in this development at Oakley Villa going ahead. The problems to us as a sustainable community, environmental and traffic considerations are all detrimental. The Schuster Road and Park Range Residents Association therefore support the Rusholme and Fallowfield Civic Society in opposition to this development.

Park Range and Schuster Road Residents Association Hon Sec.