

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: I am making this representation on behalf of the Moon Grove Residents Association, Rusholme M14 5HE; I am the Chair of this Association.

We wish to OBJECT to this planning application and the reasons are below.

We can see no benefits to this development on the border of the park, only significant loss of amenity to the fabric, ecology, and users of Platt Fields and residents of the local area.

We would anticipate further significant numbers of students using the already overloaded public transport system along the bus route to the University - this will be seriously detrimental to local residents who very often have to struggle to travel during peak hours. That is why the following Core Strategy Policy H12 should be observed in respect of this application.

Core Strategy Policy H12 states: "location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose - built student accommodation should be located in the areas immediately adjacent to the core university.

Core Strategy Policy H6 states "high density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes" This development is not a mixed-use scheme.

The 13-storey tower contravenes Council Tall Buildings Policy EN2 in many regards, including height relative to local buildings, location, and local microclimate.

The harm to the park and the environment - the 13-storey tower dominates the park.

The wooded skyline and parkland outlook will be lost.

The tower looms over the park and users.

Students will spill over into the park (no space on site) disrupting the tranquillity of the park on a

daily basis.

An increase in problems with litter.

Trees in the park will be lost. The tower deprives a line of beautiful sycamores in the park of sunlight and the heavy piling rig for the foundations will compromise the roots.

50% of trees will be lost on site and others are at risk from construction.

Significant noise pollution especially from open windows in the summer.

Significant light spillage into the park at night affecting users and wildlife (including bats and badgers).

The development will burn carbon emissions embodied in the existing buildings by demolishing them (this currently accounts for 11% of our total carbon footprint) and spent.

The development fails to address Council policies for "prevention, reduction, re-use, recycling/composting, energy recovery, final disposal, of waste or provide 'innovative construction' to reduce carbon emissions.

The very significant harm to the local community

The development of Purpose-Built Student Accommodation (PBSA) would seriously affect Fallowfield and particularly Fallowfield Brow as a viable and sustainable community.

New Purpose-Built Student Accommodation here and at this price point will not draw students out of the surrounding House in Multiple Occupation as claimed.

There are already huge problems of noise, nuisance, crime and an overburden on services with the numbers of students in this area of Fallowfield, where more than half of the population is students.

The increase in noise, nuisance and crime is driving families away. Currently the student population may be displacing in the order of 17,000 residents from potentially affordable homes.

The issue is recognised by council, who limit HMO and in December 2020 have effectively directed Planning Officers to consider PBSA in the City Centre, the Oxford Road Corridor, and certain other excepted areas only. Oakley Villa does not fall into any of these areas.

Nevertheless, the applicant says there is an ever-increasing demand from students to live in Fallowfield and this must be met come what may (and whatever the consequences for local residents).

The development is not mixed-use as required by policy.

There is inadequate parking and the nuisance that this causes to local residents.

There is no 'social benefit' in planning terms to offset the harm. There is no nett increase in GVA, jobs or investment.

The development will be another 'honey pot' for an increase in crime, which it does nothing to assuage.

There will be a significant issue from the increase in "noise, disturbance or impact on the street scene either from the proposed development itself or when combined with existing accommodation [Fallowfield campus].

Serious loss of amenity to Langley Road residents.

The development will loom over the two-storey terraces on Langley Road affecting their peace, privacy, light, security and amenity.

The current offices are empty outside of the working day, whereas the proposed student

residential use will be occupied 24 hours of day and night.

There is no "formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces" as required to prioritise the site for PBSA.

Bruce Anderson, Chair, Moon Grove Residents Association.

5 Moon Grove, Rusholme, M14 5HE.