

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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal seems wrong on so many levels:

1. The current tower block at Owens park stood elevent on the brow of the hill is eye saw enough and in my view should NOT be used as a precedent for more tower blocks in Manchester's suburbs. The concept of Corbusier inspired urban tower blocks was surely one of the planning mistakes of the sixties, the proof being that so many have since beend demolished.

2. The council's own Housing strategy vision is at clear odds with this proposal, specifically 'raising the quality and sustainability of homes and neighborhoods'. I would argue that porpose built accommodation for a specific group of people does not make a neighbour sustainable. Nor does it encourage 'community cohesion' by encouraging an even greater population of students to an area that is already heavily populated with students. Moreover, this kind of development does not 'attract and retain residents', instead it encourages a transient population.

3. The missed opportunites of public transport development to the area (specifically, Metro link) I would be concerned about such as suddeen increase in population to the area that is reliant heavily on private bus companies. Whilst cycle lanes have been welcome, the pinch points at Rusholme would already strain a struggling bus route.

4. Oakly house is one of the few remaining Victorian mansions of this area, most of which were demolished for Owen's Park. The proposal completely dominates the site over sahadowing the

building.

5. The proposed 13 storey block will cast a huge shadow over Platt fields park affecting the park's fauna and flora.

6. The proposal in general seems purely about profit, showing no consideration to the neighbourhood and residents of Fallowfield.

7. It is understood that whilst Students do bring economic benefits to a city, it is not clear that they bring much benefit to a local community. Students do not generally integrate with the the local community. Areas with high student populations tend to suffer from increased transient noise issues. Drug dealers are also encouraged to operate and consequently other crime and violent crime increase. This affects both the students and local community.