

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 would like to register my strong objections to this proposal on the following grounds:

It runs counter to Policy H6 and H12 of the Council's Core Strategy which protects district centres from high density development and prioritises student housing in the city centre rather than district centres.

With such dense development, would come a huge increase of traffic, which the area cannot support. The development itself provides almost no parking, so students would park cars on surrounding streets, leading to congestion and more hazardous roads.

An additional 400 plus students would increase noise and anti-social behaviour, both of which have already increased exponentially with the development of Unsworth and Uttley behind Owen's Park. There would also, sadly, be increased litter in the area, leading to further issues of pest infestations, such as rats. (Living behind Owen's Park, I was dismayed to have to deal with a rat infestation in my house over lockdown along with the increased noise throughout the night as students continued to gather and have parties throughout).

There would be a huge impact on local infrastructure - buses, medical facilities, supermarkets, parkland, all of which are already pressured from the imbalanced community in Fallowfield and would become more so.

My daughter attends the local primary school, St James, and the journey to and from school for her and her friends would become even more hazardous with cars, bikes and buses transporting 400 more students to and from their lectures.

Finally, I would be devastated by the negative impact on the beautiful, open area of Platt Fields, which has been a lifeline to local residents this year. It would essentially become the back garden of 400 students, with all the inevitable anti-social behaviour: our beautiful park would have ancient and beautiful trees destroyed, the view over the priceless Shakespeare Gardens would be ruined and the inclusive, safe, community feel destroyed.

Under Section 106, new developments need to add value to an area, and I am at a loss to find any value associated with these plans. The development would further imbalance the community, would have detrimental impact on trees, noise levels, traffic, infrastructure, and is at odds with the Council's core strategy. We need development that is in line with strategy and recognises the need for further family homes in the area rather than additional flats for students.