

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	DR SHABBIR AHMED
Address	17 lower park rd Victoria park Manchester Manchester M14 5RQ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I, my family and fellow neighbours object to this development as it will disrupt an already disrupted area and bring additional unnecessary traffic and antisocial behaviour to the area and neighbouring area where we live. The building plans are not in keeping with the area or conservation region. There is insufficient car parking for such a large development. Greenery will be damaged. Waste will increase in an area already riddled with rats/vermin which the council has still not tackled. The surrounding parks have still not been maintained for many years yet the council is considering such a large development which will further damage the area

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	PROFESSOR JAMES AULICH
Address	16 Birch Grove MANCHESTER M14 5JY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I fully support the decision of MCC to refuse permission for this development. As a local resident I am aware of the accelerating rate of provision of student accommodation in the immediate area: Oxford Place being the most recent which together with this proposal would add a further 600 students to the population of Rusholme and Fallowfield, an area already blighted by the overdevelopment of the provision of student housing. Take, for example, Mansion Point on the site of the former Allen Hall on Wilmslow Rd, a mere five minutes' walk away, which opened in 2019; at Owen's Park and the massive new development on the site of the former university sports and recreation facility at Ullsworth Park. This kind of exploitation seems to have nothing other than a commercial imperative for the developers with no thought for the well-being or amenity of the wider community of residents in the area. It will have a negative effect on the the aesthetic of the park. At the same time it will overlook a good many local properties. What provision is there for car-parking, for example? The area is already blighted by littering, noise and student parties and all the well-known impacts of 'studentification'.

This is not a case of nimbyism on my part, it is the negative experience of this kind of development over the last decade or so. An experience supported by MCC's own research: 'to switch use to high density accommodation tilts the fine balance away from permanent residents and towards transient populations where a 'strong sense of place [is] undermined by accelerating loss of family housing' and 'Increasing concentrations of student populations has been shown to have a detrimental effect on neighbourhoods, pushing the area towards a 'tipping point'. Manchester Student Strategy: Final Report p11. As such, the development both in scale and use shows a remarkable lack of imagination.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS LYNN AULICH
Address	16 Birch Grove MANCHESTER M14 5JY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I support the refusal of this proposal and wish you to continue to refuse the application on appeal. There is already an overwhelming amount of purpose built student accommodation in Fallowfield and neighbouring areas which continues to have a detrimental effect on the quality of life for permanent residents, in that the majority of shops and amenities are currently aimed at a student population. the amount of noise and disturbance of the proposed accommodation would exacerbate the already crowded area of Fallowfield Brow. The impact on the trees and wildlife in Platt Fields Park of such a tall building is not acceptable. There will be yet more cars and vehicles used by additional students, and more pressure on the busses at peak times. One of the worst aspects of an area with a large student population allowed to dominate a residential area is the impact of student behaviour, particularly excess noise and revelry beyond reasonable hours. Where is the need for yet more student accommodation, as stated in the response of the Planning Department a need has not been demonstrated?

There are planning applications in for student residences on Oxford Place in Rusholme which has fallen into disuse and been boarded up for some years, as this site has previously been used for student accommodation this is more likely to succeed. To allow completely new provision for students on this site would be adding to the existing over capacity.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR MATTHEW BADDELEY
Address	1 Besford Close Manchester M14 6NF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

As a resident of fallowfield the increase numbers of students of this development will add to the extreme issues the area directly suffers from student behaviour, drink, drugs asb and targeted crime due to unbalanced community due to the over subscription of students living in the area. The development it's self would only cause more issues not less and would do nothing to rebalance issues. If this development would to go ahead it would go against the Manchester City council planning Policey for the area. There is no proof that building student accommodation fees up local homes for residents. As residents have experienced new student flats built in the past years only increase issues and deliver low quality, high rents and poorly maintained properties. The development it's self is total out of keeping with the surrounding buildings. The owens park tower which is to be taken down will clear and improve the landscape. This development would only create a another issue and be completely out of keeping with all the surrounding buildings. The development would not follow the Manchester City council Policey to serve students within the city centre. Also the impact of the tower on the surrounding tree and link the house is insensitive. The tower has not be designed to local building materials but is a copy of the student flats owned and run by WJ in Stratford.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS JEN BAYLIS
Address	12 Redshaw Close Fallowfield Manchester M14 6JB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

As a Fallowfield resident, I wish to object strenuously to this appeal on the grounds already put forward and on which the City Council refused the original application. This proposal would have an unacceptable impact on the local neighbourhood by significantly increasing student numbers in the area. The proposed building would have overbearing visual impact and have a hugely detrimental effect on the visual amenity and character of the area. It would adversely affect the habitat of our local park, Platt fields and spoil local residents enjoyment of this area. We already have high student numbers in the local population and this already causes issues with noise, disturbance and anti-social behaviour. (see Manchester Evening News for reports of the impact on the local park land). Further students would only increase these issues and negatively impact on those residents who are attempting to lead quiet family lives and maintain clean and pleasant local amenities. There is a Core Strategy in place that has the aim of ensuring that any development is not at the expense of the local community and neighbourhood, and I hope that you will recognise the many ways in which this development breaches Core Strategy and should be turned down at appeal. Thank you for considering these views, Jen Baylis, resident

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS SUE BELL
Address	11 Egerton Terrace MANCHESTER M14 6RL

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I have lived in Fallowfield since 2000 and have witnessed the impact of increased student numbers over the years. I support the council's decision to reject this application on the following grounds: Policy SP1 states planning should create sustainable neighbourhoods of choice - this development would contribute further to an unbalanced population.

An increase in numbers will increase night time disturbance and anti social behaviour. I am regularly woken by drunken students when I have to work the following day - this would make things worse! Transport is already hugely congested around the area and air pollution levels are high - this would worsen the problem.

The development would contradict Council policy H12 which states that developments should not be located outside of the core university areas.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR ANTHONY BLACK
Address	18 Weld Road Withington Manchester Greater Manchester M20 4WE

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Please see my comments sent last January. And I underline them here: that this development would be injurious to the people living nearby. would overlook Platt Fields and encourage students to litter the park (as they frequently do -see Manchester Evening News repts), flood the nearby area with even more students in an already student-crowded area, and increase night-time disturbance and student car-parking.

Please continue to reject this project in this local Impact covered area. Thank you

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS AMIE BLUNDELL
Address	65 School Grove MANCHESTER M20 4RT

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: oakley house.doc

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

65 School Grove

Manchester

M20 4RT

22/05/22

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation**. Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. **Sustainable development**. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation**. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. **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 areas, principally the Oxford Road Corridor area"* This development is not in this area.
9. **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.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I 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.

Regards,

Amie Blundell

Patrick Foster

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	DR MONICA BOLTON
Address	50 Norman Road MANCHESTER M14 5LE

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I support the City Council in its refusal of this planning application on all the 6 reasons that it gave. In particular, I live about 1/2 mile from the proposed development and use Platt Fields regularly as an open area for recreation in an otherwise very built up environment. The character of the area of Platt Fields that this development overshadows would be permanently detrimentally affected by such a tall development. It would effectively mean that the suitability of that area for relaxation and for wildlife habitat was greatly reduced. I am also concerned about the increase in student numbers in an area already congested with students who are only present for part of the year and thus create a dead space unavailable to local communities for the rest of the year. The council needs to balance student and local community needs very carefully, and this development would have the potential to unbalance that precarious balance, either driving local residents away or preventing harmonious relations between the two groups.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	DR MMF COLLIER
Address	Manchester Civic Society 8 Cemetery Road Audenshaw Manchester Greater Manchester M34 5AH
Company/Group/Organisation Name	Manchester Civic Society

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement

- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Oakley PI re Appeal 3286831 by MCS.docx

File name: Oakley_MCS OBJECTION_129020_FO_2020.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Chairman – Steve Speakman
Secretary – Rob Hardman

Manchester Civic Society
8 Cemetery
Audenshaw
M34 5AH

25 May 2022



manchestercivicsociety

Dear Planning Inspectorate

APP/B4215/W/21/3286831

Appeal by Usdaw, Watkin Jones Group Limited re Oakley, Manchester

Re Manchester City Council's determination to REFUSE Planning Application 129020/FO/2020|
Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose
built student accommodation | Oakley, 188 Wilmslow Rd, Fallowfield, Manchester M14 6LJ

Manchester Civic Society's OBJECTION to the above application is provided in the attached
formal letter, dated 4 February, 2021.

The issues which we focussed on were:

1. Harm to the Character and Appearance of the Area

The Fallowfield Brow and Oak Drive localities, adjacent to Oakley, once housed a selection of
grand villas, inhabited by the great and good of Manchester. The photographs in the archive
<https://rusholmearchive.org/> attest to this

Nikolaus Pevsner observed that Oakley was 'a large early c19 Gothic house in its own
grounds, one of the only survivors of a number of large, detached villas of this date in the area.'
Thus, although Oakley is a non-designated heritage asset, it is at the upper end of this category.

Oakley, as the principal remaining villa along Fallowfield's Wilmslow Road, should not be
demeaned and overshadowed by the collection of large and unsympathetic buildings envisaged
here. The Oakley, and its setting, give a very significant and prominent witness to the history of
Fallowfield and Rusholme. This development would materially compromise that.

The 4 and 5 storey buildings, with pitched roofs on top, dominate the villa. The 13 storey tower
will dominate the surrounding parkland and built environment in a manner totally unsympathetic
to the appearance and character of the area.

The footprint of these three towers removes most of the setting to the rear of Oakley. As the
Council has pointed out, the development is unacceptably close to residential properties on
Langley Road, separately affecting the different character of that part of Fallowfield.

2. Environmental Damage

Oakley occupies a site bordered on two sides by Platt Fields. We agree with the comments
made by the Rusholme and Fallowfield Civic Society, at page 3 of their submission, on the
vulnerability of many of the sycamores, within Platt Fields. At the boundary with the Oakley site,
many could not survive, should this proposal be built out. The Council shares our concerns
(see the Decision Notice).

Loss and damage to the green environment of Fallowfield reduces the opportunity for wildlife and wildlife corridors.

3. Tall Buildings (Scale and Massing of Buildings)

It would be a sad departure if the Council changed stance over its current practice of concentrating tall buildings in the city centre, albeit with choosing to treat Hulme as a city centre area in this respect.

The nearby 'Toast Rack', the former Hollins College on Old Hall Lane, is a mere 7 storeys and on the far side of Wilmslow Road from Platt Fields. A 13 storey building is totally out of place on the edge of Platt Fields. It would mark a departure from the council's attitude to building tall in the suburbs and, in the council's phrase, ***'would give rise to an overbearing visual impact and provide a significant urbanising effect on the edge of Platt Fields'***.

4. Rusholme and Fallowfield Civic Society's Objection

Manchester Civic Society is in full agreement with the very comprehensive objection to this scheme made by the Rusholme and Fallowfield Civic Society.

5. The Need for, and Impact of, Student Accommodation in this Locality

The applicant has not demonstrated that a formal agreement is in place for all or some of the 425 student provision envisaged here. The locality is already well-provided with student accommodation, some would say over-provided. Certainly the settled residential population is under pressure from the existing level of student provision. The Council considers that provision for an extra 425 students in this locality ***'would give rise to unacceptable impacts of the residential amenity of nearby residential occupiers by reason of noise, disturbance and general activity'***.

6. The multiple breaches of Council Policy identified in the Council's Decision Notice

The Council deemed that this proposal did not conform with many Policies in Manchester's Core Strategy. These include Policies H6, H12, DM1, EN1, EN2, EN9, EN15, DM1 and SP1 and also found it to be contrary to Guidance contained in the Guide to Development in Manchester Supplementary Planning Document and also Guidance in the NPPF.

7. Future Uncertainties

Manchester Civic Society believes that this is the wrong time to give the go-ahead to residential apartment buildings of such massing, concentration and dominance in a suburban setting which still retains much of its ambience, despite the loss of most of its villas.

The uncertainties within society and the planning system, identified 16 months ago in our objection letter, remain. The White Paper referred to then has been discredited and a new one was envisaged in the recent Queen's Speech. The uncertainties we identified within Greater Manchester also remain unresolved.

Yours sincerely,

(Dr) M M F Collier
Vice Chairman, Manchester Civic Society
mmf_collier@yahoo.co.uk

Chairman – Steve Speakman
Secretary – Rob Hardman
Treasurer – Serge Njegovan

Manchester Civic Society
43 Greek Street
Stockport
SK3 8AX



4 February 2021

manchestercivicsociety

Dear Mr Griffin

129020/FO/2020 | Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation | Oakley, 188 Wilmslow Rd, Fallowfield, Manchester M14 6LJ

Manchester Civic Society OBJECTS to the above proposal, on the following grounds:

1. Harm to the Character and Appearance of the Area

Fallowfield originally, alongside Rusholme and its Conservation Area of Victoria Park, housed a choice selection of grand villas, inhabited by the great and good of Manchester. The archive <https://rusholmearchive.org/>

includes the Fallowfield Brow and Oak Drive localities, (adjacent to Oakley) as component element of the whole development. The historic photographs in the archive confirm this status.

Sadly, many of the Fallowfield villas, including one on Oak Drive, occupied by the architect of the Town Hall, Waterhouse, were lost before Conservation Areas were established. Almost all of the villas along Wilmslow Road, and those on immediately adjacent developments, have gone.

Nikolaus Pevsner observed that Oakley was 'a large early c19 Gothic house in its own grounds, one of the only survivors of a number of large, detached villas of this date in the area.' Thus, although Oakley is a non-designated heritage asset, it is at the upper end of this category.

It is thus even more important that, Oakley, the principal remaining villa along Fallowfield's Wilmslow Road, should not be demeaned and overshadowed by the collection of large and unsympathetic buildings envisaged here.

What is proposed is well-illustrated in a CGI at page 15 of the Applicant's Drainage Strategy Report. I append a copy. Despite its understating of the height of the 13 storey tower, it shows well how it dwarfs Oakley, large though that villa is.

The image also identifies how the setting of Oakley will be utterly compromised by the collection of tall buildings massed behind it. These again are huge in comparison with the villa, and also with the 1937 extension which is to be demolished. That is sympathetic in height and appearance, with its three storeys ending, in a flat roof, at a height below the gable peak of the two storey villa. In contrast the four and five storey buildings, with pitched roofs on top, dominate the villa.

The footprint of these three towers removes most of the setting to the rear of Oakley.

In addition, the 13 storey tower will dominate the surrounding parkland and built environment in a manner totally unsympathetic to the appearance and character of the area.

2. Environmental Damage

Oakley occupies a site bordered on two sides by Platt Fields. We agree with the comments made by the Rusholme and Fallowfield Civic Society, at page 3 of their submission, on the vulnerability of many of the sycamores, within Platt Fields, but at the boundary with the Oakley site, should this proposal be built out. Many could not survive.

Loss and damage to the green environment of Fallowfield reduces the opportunity for wildlife and wildlife corridors.

3. Tall Buildings

It would be a sad departure if the Council changed stance over its current practice of concentrating tall buildings in the city centre, albeit with choosing to treat Hulme as a city centre area in this respect.

The nearby 'Toast Rack', the former Hollins College on Old Hall lane, is a mere 7 storeys. A 13 storey building is totally out of place on the edge of Platt Fields and would mark a departure from the council's attitude to building tall in the suburbs.

4. Rusholme and Fallowfield Civic Society's Objection

Manchester Civic Society is in full agreement with the very comprehensive objection to this scheme made by the Rusholme and Fallowfield Civic Society.

5. Future Uncertainties

This proposal has surfaced at a time of flux in planning, both in general, with significant post-pandemic changes in society likely to bring a flight to the suburbs and beyond as city centre working declines.

Within Greater Manchester, uncertainty also reigns. The GMSF is still undecided, with new challenges facing a third vision for the conurbation. Meanwhile, Manchester's Local Plan is in part constrained by the GMSF uncertainties.

The overarching changes to planning (mainly housing) envisaged in the White Paper add to the uncertainty.

At a very local level, the plans for the Toast Rack's renovation for residential use, and the proposed residential block in a corner of that site have not been proceeded with.

Manchester Civic Society believes that this is the wrong time to give the go-ahead to residential apartment buildings of such massing, concentration and dominance in a suburban setting which still retains much of its ambience, despite the loss of most of its villas.

We hope that the Officers and Elected Members will see fit to refer this proposal back, for a radical rethink.

Yours sincerely,

(Dr) M M F Collier
Vice Chairman
mmf_collier@yahoo.co.uk

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MISS ELAINE COOGAN
Address	28 Lees Hall Crescent MANCHESTER M14 6YA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

My partner has lived at 28 Leeshall Crescent for the last 36 years, I have lived there the last 22 years. It used to be a place I used to be proud of. Nowadays I'm embarrassed if any of my friends/ family come to visit.

Since a lot of the properties have been taken over the last few years n turned into 6 and 8 bedroom properties for students it's been a nightmare. The all night parties these last few years have been horrendous, you would think they were partying in my house. Not fair on people who can't even get a good night's sleep . I've reported it to the landlord numerous times but nothing happened it's still going on. This search have found the students to be quite intimidating when I've knocked on and asked them to stop.

The rubbish either side of my house has been unbelievable, as many as 60 bin bags ripped open n strewn all across the back of the property. Too lazy to even out their rubbish in the bins provided for them. This has caused rats, foxes n birds to scavenge at all ther rotten food.I have reported it again the other day to the council. This is the 4th time in as many months. The Council have been great at at getting it cleans up, but within a week or 2 it's back to normal. The broken glass in the roads and on the pavements is a nightmare too. Seems to only be me that goes out n sweeps it up, sucking buying new tyres.

Obviously a lot of The students have cars, so the parking in Leeshall Crescent has been a massive problem too. People parking across my drive when I need to get my car out. I'm scared to ask at times because of the attitude I Get from them.

I love Fallowfield for the location but hate living among students and the problems they bring to the area.

Because of this I will be looking to sell up in the next year or so if I can sell my house ?

Thanks

Elaine Coogan

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS KAYLEIGH CRAWFORD
Address	65 School Grove Manchester M20 4RT

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I wish to object to the above referenced planning application on the following grounds:

1. The impact it will have on Shakespeare Gardens in Platt Fields Park, including the loss of light for the many plants and flowers there.

2. The impact on trees inside of Platt Fields, six of which would need to be cut down in order to develop on this land.

3. The increase in noise that will impact wildlife and other users of the park.

4. The impacts on nature as the increased noise and light pollution will impact on wildlife in this area of the park.

5. The loss of public amenity if a 13-storey tower is erected rather than something that benefits the local community. I believe this tower will be a towering and threatening backdrop directly on the park boundary.

6. Sustainable development. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment. We are in a climate emergency and should be dramatically reducing construction and development, especially ones that do not centre sustainability at their hearts. Manchester City Council are already miles off their 2038 net zero target and I do not believe development on this site would do anything to help but would in fact push us further away from net zero.

7. There is also the issue of traffic generation. As this development is car free, it will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park- the only vehicular access to the park.

8. 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 areas, principally the Oxford Road Corridor area" This development is not in this area.

9. 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.

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

I 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. I am concerned about how this development falls in with Manchester's climate strategy and see it as just another way to charge extortionate rent from students rather than benefitting local communities and local people.

Regards,
Kayleigh Crawford
65 School Grove
Withington
M20 4RT

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	THE MAGNIFISCENT LIAM CURTIN
Address	1 Wellington Road Fallowfield MANCHESTER M14 6FA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

My objection to this planning application is in line with Manchester City Council's reasons for declining permission in the first place. It has been appealed against by the developer without taking any of the objections, which were many, into account. The building's height will cast a shadow on the world famous Shakespearean gardens, which have recently been restored to a high standard by local volunteers. The area cannot cope with the existing density of student population which creates a huge problem of rubbish in the streets which are rat infested. Noise levels are high too. the council have made the area a Designated Cumulative High Impact Area and so the proposed development would counter this policy. Apart from this it is a cheap and impoverished design in an area where there are buildings of true architectural merit. If you overthrow the decision of the local council it makes a mockery of the planning system. There is strong opinion in the area about this and simply granting permission will be just the beginning of a new wave of objections and raised publicity. Please respect the wisdom of the local council and it's residents

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MRS JILL EARNSHAW
Address	24 Birch Grove MANCHESTER M14 5JY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I wish to support the Council in its decision to refuse permission for this development. I submitted an objection at the initial stage and I reiterate my comments here. Whilst I support restoration of heritage buildings, the current proposal is completely inappropriate. It will be totally out of character with its surroundings and will detract from the views of the neighbouring park. Fallowfield already has more than ideal numbers of students and there is no need for more accommodation of the type being put forward here.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR PATRICK FOSTER
Address	65 School Grove MANCHESTER M20 4RT

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: USDAW oakley house objection draft letter.doc

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

65 School Grove

Manchester

M20 4RT

22/05/22

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on the following grounds:

1. **Loss of light or overshadowing** a beautiful and secluded part of Platt Fields.
2. **Loss of trees** on the boundary inside Platt Fields particularly **six mature sycamores**. Also mature trees on the site which provide a backdrop to the park.
3. **Noise and disturbance resulting from use** including the increased footfall in the park and from the site itself.
4. **Nature conservation**. Noise and light pollution will impact on wildlife in this area of the park.
5. **Loss of public amenity**. The 13-storey tower will be a towering and threatening backdrop directly on the park boundary.
6. **Sustainable development**. The proposal doesn't offer enough mitigations to climate change or any improvements to the environment.
7. **Traffic generation**. The "car free" development will force residents to park on the nearby residential streets, and possibly also onto Platt Fields car park. This is the only vehicular access to the park.
8. **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 areas, principally the Oxford Road Corridor area"* This development is not in this area.
9. **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.
10. The 13 storey tower contravenes **Council Tall Buildings Policy EN2** in many regards, including height relative to local buildings, location, and local microclimate.

I 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.

Regards,

Patrick Foster

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MRS JOAN GREEN
Address	5 Wellington Road Fallowfield MANCHESTER M14 6FA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I object to All the proposals for replacing Oakley House (USDAW) as Fallowfield Residents are at breaking point coping with a saturation of Students taking over residential homes. This then produces drinking premises, takeaways, drug dealers, crime and excessive litter on the streets and Platt Field Park. The tall unattractive designed building with inadequate parking will not add any benefit to Fallowfield and it's residents and will certainly not free up existing Student HMO ex- residential homes, as suggested. Fallowfield needs affordable homes or accommodation for the elderly. Student accommodation is more suitable for in the City. Agreeing to this Application would really tip the balance of an already struggling Community.

Thank you for your consideration to my objection to the above proposal .

Joan Green

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS SUE HARE
Address	12 Clifton Avenue MANCHESTER M14 6UB
Company/Group/Organisation Name	Fallowfield Community Guardians

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Oakley Appeal APP-B4215-W-21-3286831 from Fallowfield Community Guardians May 2022.docx
File name: Appendix 1 Oakley Appeal FCGs.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Fallowfield Community Guardians

Oakley Appeal APP/B4215/W/21/3286831

Appendix 1

Fallowfield is advertised as a student campus



Fly posting all over Fallowfield March- May 2022



Drug dealing & drug litter

Drug Advertising Cards Fallowfield Academic Year 2021/22



Drug card disguised as window cleaning service - clue 24/7 front door service

Bins and Litter on Fallowfield Streets, Recent Examples 2022



Anti social behaviour & street trees

The effects of too many students in the neighbourhood: 1 July 2021



Platt Fields, the student beer garden or a park for all to enjoy?



Freddie Barnes ▸ Fallowfield Students Group (FSG)

13 hrs · Manchester · 📍

This is not OK. Please tidy up after yourself. — at 📍 Platt Fields Park.



Re
ba
w

Fallowfield Community Guardians
fallowfieldcgs@gmail.com

FAO Case Officer Des Bowring

May 24th 2022

Dear Sirs

Oakley Villa Planning Application 129020/FS/2020
Appeal
Planning Inspectorate Reference APP/B4215/W/21/3286831

I am writing on behalf of Fallowfield Community Guardians. We feel that the decision made by Manchester City Council to refuse the Oakley Villa application 129020/FS/2020 was absolutely the right one. Our comments for the original objection were sent on 4th February. We also submitted supplementary comments on March 3rd 2021. We now wish to express our continuing abhorrence towards an application for yet more student accommodation in our area by submitting the following additional comments:

Living in an Unbalanced Community

As outlined in our original objection, there is a very real need for a more balanced community. Community Guardian residents began to meet on a monthly basis again in September 2021 following the pandemic restrictions. At these meetings, residents have shared their renewed experiences of student anti-social behaviour which have continued to drive them to despair and feel the need to sell up and leave. This is particularly true for remaining residents on Fallowfield Brow very close to the Oakley site but also true for other residents living in other parts of the neighbourhood. Student partying, anti-social behaviour, litter, overflowing bins, untidy gardens, constant building work to increase the occupancy for HMOs, graffiti, drug dealing and rats contribute to the daily trauma of living in an area so densely populated with students.

Two members of our CG group sold their home (summer 2021) which they bought seven years ago as their retirement home. Their home was on a housing estate with covenants to prevent use as HMO built by Watkin Jones in 2013/14. They could not face a future of continuing noise, disturbances and anti-social behaviour during student term times so with much reluctance they moved to a quieter suburb. We have lost two very valuable members of our group who worked tirelessly to help improve the local environment through tree base planting projects and they regularly engaged in a variety of processes with the council, universities and police to try and reduce these problems. This highlights the fact that despite living in a new build house with restrictive non HMO covenant, families struggle to cope with the level of noise associated with the high density of students that already live in this community.

Another member of our group who has been a very long term resident is at breaking point from being one of very few permanent residents left on Fallowfield Brow. He also feels is being forced to sell his home because of all the problems that have become unbearable in recent months. Similarly, on a more mixed residential street, other members of our group feel they can not enjoy their retirement in Lees Hall Crescent. Since the last objection was submitted many of the semi detached homes (originally 2 bedroom and a box room) used as small HMOs have been extended

into excessively large HMOs which accommodate up to 9 students. This has caused a great loss of amenity for families. Bin refuse disposal problems, litter, mass street parking and noisy comings and goings have caused residents much distress and make them also want to move. If more student accommodation is provided at Oakley Villa, then the likelihood is that more HMOs will be extended to cram in all the extra 2nd and 3rd year students because University Halls prioritise first year students. The demography of Fallowfield is such that no more students can be accommodated if Manchester Council's Strategic Policy, Neighbourhoods of Choice, is to be fulfilled.

Fallowfield is Advertised as a Student Area

Fallowfield has a reputation as a party place for students and has been advertised as prime investment with high yield for many years. We have to suffer giant banners like 'HELLO STUDENT' on the side of Ladybarn House and big advertising boards in gardens, as well as banners hanging from current PBSA 'STUDENT LIVING' (see photographs in Appendix 1). Our area is perceived by so many to be one large student campus. It's important that balance is restored to this neighbourhood and this party reputation quashed.

Club promoters continue to advertise their events in Fallowfield to endorse the message to students that the area is party central. Despite a zero tolerance to fly posters by Manchester City Council, promoters tape their promotional flyers and stickers to every lamp post, traffic light, electric box, bus shelter and phone box with posters. As soon as they are taken down, more appear. This has a terrible effect on the environment and creates additional littering. It creates a broken window effect. In March 2022, posters were also posted on end walls of houses and dropped all over the streets on Fallowfield Brow. Example photographs can be seen in Appendix 1.

Rubbish, litter and end of term clear outs

The high density of students living in the community are mostly in their second and third year at University. There is a desire by those living in University Halls or PBSA in Fallowfield to share a house or flat in the community in their second and third years. Increasing the number of first year spaces in this proposed application will therefore increase the demand for second and third year house shares. It is common to hear students on the bus saying how Fallowfield is just full of students. Normal residents are outnumbered so we feel invisible. The impact will increase if more students are placed in accommodation on the Oakley Villa Site.

Litter is noticeably worse on the streets during academic term time. Refuse disposal is a cyclical problem which causes many problems on residential streets. Once the students finally get the hang of recycling or putting their bins out on the right day, they move out and the cycle repeats. This is a problem which has been going on for years. Bins also get tipped over during drunken pranks during the night which also causes unwanted noise disturbance. Recent photographs in Appendix 1 show that this anti-social behaviour continues to occur.

End of term July 2021 brought the usual horrors of student clear out to many alleys, bin container areas, streets and gardens. Manchester Council and the Universities try to plan for this but the tonnage of excess waste is incredibly high and causes immense problems every year. Rats and waste and eyesores are the norm to see. Example photographs can be seen in Appendix 1.

Drug Use and Activity aimed at Students

Community Guardians have found 40 different drug cards from the start of this academic year on our local streets (all different), as can be seen in Appendix 1. In the past few years this trend has become very common. Cards are handed out on the street or via car windows to anyone who looks like they might be a student aged people. Some of our teenage children have been approached. Drug activity is rife in this area and we see drug drop off deals in broad daylight. These deals come via vehicles door to door or transactions are done on street corners. Drug litter is also often found on the streets too (nitrous oxide cartridges, balloons, drug grip bags). It is a distressing sight, particularly for parents walking their children to school. Appendix 1 shows recent example photographs which show this is a continuing problem.

Anti-Social Behaviour

Many of our group have been disturbed by student socialising, house parties and street noise this academic year. We regularly phone the council out of hours service to report such disturbances. Sometimes this results in a warning visit and may lead to the noise being stopped during the night but at busy times officers may not be able to attend and residents in our group have endured all night noise and nuisance. Parties often have 100 guests and professional DJs, bouncers and drug and alcohol deliveries. Reports of such parties are regularly discussed at our monthly meetings. The harm and distress they cause is unacceptable.

Car vehicle damage has been common this academic year particularly cars which have been parked on residential road. Residents in our group have been victims of this crime but often students are victims too. Many students unnecessarily bring cars to University and this causes parking problems for residents. Students are often victims of this car crime too because many of them bring cars to the area and park them on our streets. There are often multiple cars associated with HMOs. On several occasions this academic year residents in our group have had their car driveways blocked by thoughtless drivers. In each case identified, the cars have belonged to students. When the owners have not been found, the vehicles have had to be impounded. This creates a lot of stress for residents.

Graffiti, tree vandalism and street noise from groups on foot going to and from their residences to the pubs, clubs, bars and take-aways at night continue to cause harm to our community. Since life has returned to post pandemic socialising, the harm to the community has too. In November 2021, four homes were also subject to an early morning arson attacks on Lees Hall Crescent and Clifton Ave. Police deduced that this was probably a student prank which went badly wrong and caused serious damage. The concentration of students in this area is out of balance and needs to be reset.

Policy H12 states there should be no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the street scene either from the proposed development itself or when combined with existing accommodation.

It is our view that there is considerable harm to the community which is continuing as can clearly be seen with example photographs in Appendix 1. The addition of more students will further unbalance the population. More PBSA in Fallowfield will bring further harm. We fully endorse the decision by MCC to refuse this application

Residents in our group cannot understand why the University of Manchester supported this application. In 2018, our group contacted the Director of Residential Services to enquire whether the University would be supporting or opposing the application to convert Allen Hall, 281, Wilmslow Road into PBSA. It was confirmed to us in writing that the University did not support it because of an over supply of PBSA. This PBSA called Mansion Point is only 200m away from Oakley.

As stated in our original objection, we believe that the future of Higher Education is very uncertain. It is likely to change considerably due to all sorts of factors which relate to the covid pandemic but now also the war in Ukraine and the cost of living crisis. The combination of these factors is very likely to cause thousands of students to choose to live at home and study at a local university, as is the case in many European countries. There is no guarantee that more PBSA halls will be required. Many students may also choose to live in central Manchester to avoid travel costs and be able to walk to University. The pandemic has also highlighted that much of University work can be done remotely and this is another factor which will encourage studying from home and the avoidance of a very large student loan with high interest rates on repayments, especially as interest rates are rising and so too are accommodation costs for student halls and private rentals.

Community Guardians fully support the decision reasons 3 & 4 that it will add to the urbanisation on the edge of the Park and spoil the enjoyment for the users of the Park. We support the comments by Friends of Platt Fields Park which go into more detail on this. The amazing restoration work at the Shakespearean Gardens (by volunteers) highlights that local residents do care about where they live and seek to improve it. Our Community Guardian group members continue to try and improve local streets with tree base planting and container planters and recruit student volunteers to help with this. Many awards have been won for this work with Gold Awards from North West in Bloom.

Members in our group have also become acutely aware of the current effects on Platt Fields Park by existing numbers of University students living in the locality. Whenever the weather is warm and sunny, students flock to Platt Fields via Sainsbury's in their hundreds. Alcohol is widely consumed along with food and the effect on the Park is dreadful but it prevents members of our group from using the Park because of the noise, anti-social behaviour and litter. As landlords and students don't pay council tax, the clean-up bill falls on people like us. More PBSA on the edge of the Park will exacerbate this dreadful problem and further harm the residential community.

<https://studentnews.manchester.ac.uk/2022/03/28/littering-in-platt-fields/>

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/anger-hundreds-descend-popular-manchester-20290545>

In summary we hope that it is clear from our comments and the photographs in Appendix 1 that having an unbalanced demography will be further harmed if any more students are added to this area, undermining planning policies that are set out to create a balanced neighbourhood. We urge you to dismiss this appeal.

Yours Sue Hare
Community Guardian Coordinator
Fallowfield & Withington

From: david.harwood9 <david.harwood9@btinternet.com>
Sent: 24 May 2022 11:00
To: North 1
Subject: Re: Planning Appeal. Oakley 188 Wilmslow Road: APP/B4215/W/21/3286831
Attachments: Oakley_23052022.eml

I enclose my submission for the above Planning Appeal

David Harwood

28, Derby Road,
Fallowfield,
Manchester,
M14 6UW

Sent from my Galaxy

From: david.harwood9 <david.harwood9@btinternet.com>
Sent: 23 May 2022 17:56
To: Sue Hare
Subject: Oakley

I have made comments previously arguing the case for the rejection of this application, and now wish to confirm my vehement objection to this appeal.

In my opinion this is a critical decision relating future decisions of Manchester City Council in its approach to future applications of this kind which are based purely on commercial greed and opportunism. Such decisions in the past have led to serious deterioration in the physical surroundings, and, in our case, to the social structure of our community where we, the long-term inhabitants, are obscenely out-numbered by 20 year olds.

Over the years we have seen an enormous increase in student numbers which, in turn, has led to a huge rise in ASB, street noise, alcoholism, and particularly drug use. It is the students who have fuelled drug dealing and drug related crime in our area, and students appear quite oblivious that the servicing of their 'enjoyment' in the comfort of their 'cosy' digs is perpetuating gang warfare, stabbings and the terror which is being experienced in other parts of the City where the gangs live. We therefore require FEWER students than more.

The sheer numbers of students have also resulted in the severe physical mutilation of our housing stock as a result of a landlord/developer/property investor fre-for-all in a once rather charming borough. A consequence of this has resulted in heavily abused gardens with a real and profound loss of the attractiveness of this area, and very significant deterioration in wildlife particularly of birds.

A major concern we have about this development were it to proceed is that its inhabitants will consider Platt Fields as yet another of their personal spaces with little regard for the local (tax-paying) patrons. More students will simply add to severe problems already posed by students, which include partying, disposable barbecues, outbreaks of fire, loud music, drug deliveries, the Park used as latrine, gross amounts of litter, and worse, viz. abusive behaviour and threats towards locals. The occupants of Oakley would simply add to this litany of awfulness.

My final comment relates to the urban landscape, and the potential of this site to become a beacon of its kind for development across the city. It should not be viewed merely as a cash cow. There are many sites across the city of similar size, and were they to be viewed by those in power with vision could radically change approaches within Manchester City Council and its Planning Department. Such building developments should embody foremost the notion of beauty (seemingly never mentioned in this context within the Town Hall), grace, first class materials, houses - entirely for town's people not students - which include affordable and social housing, and are designed for a lifetime of at least 200 years. These are precisely some of the criteria governing the development commissioned by Norwich City Council for which they were awarded the 2019 Stirling Prize. Such small beacons could transform communities across the city, and would encourage an informed patronage of developers to invest in our communities.

Sent from my Galaxy

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS ABIGAIL HOLT
Address	10, Birch Grove Rusholme Manchester Greater Manchester M14 5JY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I support MCC's decision because:

1. there are too many students in Fallowfield already. The population is unbalanced which adversely affects the physical environment and ambience. Fallowfield is a "ghost town" in the university holidays. A further 435 students will add to the local burden. 56% of the population in M14 6 are students! This is unsustainable.
2. it is an acknowledged generalisation, but too many students do not respect the environment insofar as the littering problem is shocking. In addition, many do not seem to be capable of dealing with putting bins out, recycling or generally complying with norms around rubbish management. More students will mean yet more littering/rubbish problems.
3. Fallowfield has a huge problem with unregulated or (obviously) poorly regulated HMO landlords whose business model is to extract maximum cash without investing in looking after the properties. Nonetheless, students seem to enjoy living in HMO's rather than halls. Consequently, despite what the Oakley developers might submit, the proposed development will indirectly fuel the HMO "industry".
4. It is striking how Platt Fields, a fantastic local facility, suffers particularly from a litter problem, particularly in nice weather. Development of the type proposed by Oakley will put yet further strain on adjacent Platt Fields, noting that the council does not currently have resources for park rangers/gardeners to control littering. The problems add to the burden on volunteers such as those trying to preserve the Shakespeare's Garden zone within Platt Fields.
4. A 13-storey town is not in keeping with the existing building and gardens.
5. the unbalanced student population has led to an unattractive development in homogeneous shops and outlets trading mainly in rubbish-generating takeaways.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR IAN JENNER
Address	30 Birch Grove MANCHESTER M14 5JU

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I object to this conversion there is enough student accommodation in the area. It would be of benefit for the community to use the existing building for residential use.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	DR NIKITA MARGARET JOHN
Address	21 Langley Road Fallowfield M14 6LL

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☐ Interested Party / Person
- ☒ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☒ Statement
- ☐ Statement of Common Ground
- ☐ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I am a property owner, local resident, Friend of Platt Fields Park, Demonstrator at the University of Manchester, Doctor in training at St Mary's Hospital (Manchester Royal Infirmary) and graduate of the University of Manchester.

I STRONGLY object to this proposal for this obstructive building to be built in front of my property, and influx of over 400 students entering.

As alumni of the University of Manchester, I empathize with the importance of having safe, clean and convenient student accommodation. From mine, my friends, my students' experiences, I know there is a culture of Fallowfield being the "student ghetto", known for poor quality student housing and antisocial behaviour (littering, easy access to drugs, noisy). My street was previously somewhat protected from this thanks to the union building, but an influx of more students will make life intolerable for myself and other long term residents.

As everyone knows, the local area is already disproportionately balanced (with ever more residents being made to feel unwelcome). My elderly neighbours struggle with lack of amenities for them (whilst the high street grows with ever more takeaways, and off licences). Together with some other residents I have been planting potted plants and removing litter (almost daily) from my gated alleyway in attempts to improve my local area and discourage dumping of waste in back gardens, over walls, on the streets etc. Despite paying my council tax I feel the waste disposal system does not match the amount of rubbish produced and I regularly walk over glass, dead animals, food waste, electronic waste to get to my back door every day. This is extremely disheartening, especially after a long day of work in the public sector, and even worse after a night shift. I am willing to invest in my local area, I love my house and other residents nearby but an influx of more students imbalancing the area further will make life intolerable. The burden on residents who care about the local area and who are unable to move/ do not wish to move is huge, and we should be supported in our efforts to improve the area. I do not understand how this project can be justified as it provides no long term benefits to the local area or its people, who will it really benefit?

Furthermore, as a frequent user of Platt Fields Park and a volunteer at the Shakespearean Gardens I am very concerned that this building will overshadow the Park and damage the Gardens. As a precious green space in Manchester city, and furthermore an important historical site (note its association with the suffragette movement), it would be devastating if this public asset was compromised for private gain.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	DR ELIZABETH JONES
Address	9 Birch Grove MANCHESTER M14 5JX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

We do not need further student accommodation in an area that is already over developed in terms of student housing . The height of the building seems totally inappropriate given its approximation to Platt Fields Park. The horrendous levels of rubbish that is dumped when students vacate properties ensures that what could be a beautiful area is desecrated. I support Manchester Council's decision to rejective planning application.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference

APP/B4215/W/21/3286831

Appeal By

UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES
GROUP LTD, WILMSLOW ROAD MANCHESTER LTD

Site Address

Oakley
188 Wilmslow Road
Manchester
M14 6LJ

SENDER DETAILS

Name

MR TOM KINCAID

Address

27 Clifton Avenue
MANCHESTER
M14 6UD

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I fully support MCC's decision to reject this planning application, this area has too many transient residents and a block of 425 students in an area where there should be no more PBSA (as per council policy) is totally unacceptable. In addition, a tower of this nature would ruin the Shakespearean garden which is a real treasure.

From: kattie Kincaid <kattiekincaid@hotmail.com>
Sent: 24 May 2022 16:50
To: North 1
Subject: Appeal Ref:APP/B4215/W/21/3286831. Oakley, 188 Wilmslow Road. Appeal by USDAW and Watkin Jones

Dear Sir/Madam,

I am writing to object in the strongest terms to the above Appeal at Oakley and in support of Manchester City Council's decision to dismiss the original planning application.

I am the Shakespearean Garden Project Manager (part of the Friends of Platt Fields) and a group of us have been working very hard on restoring the garden. Work began in March 2021 and you can see from the photos below how far the garden has come, we still have some way to go but, in time, we will get there. In addition to this work, the FoPF's chair, Dan Thomson, has been supervising Thursday morning volunteer sessions funded by Buzz and I understand an additional comment about this work is being sent to you from the Friends explaining the value of these sessions.

THIS WORK ALL STARTED AFTER THE ORIGINAL PLANNING APPLICATION AND I BELIEVE IT SHOULD BE GIVEN FRESH CONSIDERATION, ESPECIALLY BEARING IN MIND THE HISTORY OF THE GARDEN WHICH WE HAVE ONLY RECENTLY DISCOVERED and which, I believe, is very important (see point 6)

Reasons why this Appeal should be rejected; (These reasons only relate to the Shakespearean Gardens but there are, of course, many other reasons besides, not least related to the massive imbalance in our community)

1) Visual Amenity and Direct Harm

The proposed 13 storey student development would be within a few metres of the Shakespearean Gardens and it is not an understatement to say that it will destroy it. The Shakespearean Garden is sunken and so a 13 storey building would be even more dominating than it seems on paper, moreover there would be significant overshadowing, especially on the east of the garden (as you enter) which is particularly sunny.

2) Loss of Privacy and Noise

Local residents always mention how much they like the tranquillity of the garden, many refer to it as the 'secret garden' because it is away from the main part of the park and you walk down into it. If this student development goes ahead the privacy and noise coming from the windows will ruin the feeling of peace and calm. The fact that this is to be a student development will exacerbate these problems and I am really concerned that the garden will be used as an outdoor party area, especially as the proposals show very limited outdoor space in what looks to be a dark courtyard (this is something we already see on the hill by the lake)

3) Community Benefit of the Garden.

In the last year, we have hosted two very well attended family events; one for Halloween and the other a Christmas advent trail. These activities were great fun and enormously beneficial in bringing our community together (see the Instagram link to get a flavour of these events -

<https://www.instagram.com/plattfieldsvolunteers/?hl=en>)

MCC wish to rebalance our neighbourhood and activities like this have a huge part to play in attracting and retaining permanent residents.

We recently discovered that the garden is 100 years old this year so we are hosting a centenary event. We've invited the Lord Mayor and we've got a professional group of actors to perform excerpts from the plays. The performance will be interspersed with medieval music. All the performers are based locally. We're also having workshops, stalls and games. We wish to make this a regular annual event and we already have plans for 2023. I believe events of this nature create neighbourhood harmony and can also be a catalyst for regeneration but, if this development goes ahead, I cannot see this continuing and these green shoots will be cut dead. Other ideas for the future include; (vegetable) gardening clubs for children and older people, outside story telling sessions, yoga classes, theatrical performances, outdoor drama clubs, gardening lectures and possibly creating an historical trail from here to Platt Hall, the Whitworth Art Gallery and on towards the city centre.

4)MCC Grant Awarded

The garden is solely cared for by volunteers and since we started we have operated on 'a shoestring'; we have bought almost all our own equipment and what you see is, in the main, down to hard slog. There is currently no electricity or water supply in the garden so there are no easy modern methods. In recognition of this, MCC recently awarded a grant of £3000 towards 'general garden improvements' and we are also due to receive a further substantial sum very shortly so that we can create a human sundial and carry out more renovation work, including a children's hopscotch area. If the tower building goes ahead, I worry that this investment will be wasted and I am not even sure there will be sufficient sunlight for the sundial to function.

5)RHS Award

Last year the RHS gave the garden 'Award Level 3 - Advancing' in the 'In Bloom' awards. One of the central aims of these RHS awards is to recognise and encourage people to create beautiful natural surroundings in previously neglected areas and thereby aid community cohesion and regeneration. This award gave park goers and volunteers a real boost and we are hoping to win the gold award in the near future. The garden is one of the very few remaining community resources in the Fallowfield central area (besides the park and the hall, which is undergoing renovation works, I cannot think of anywhere else) and if this is lost through blight, it will be very sad indeed and totally demoralising.

6) The history of the garden.

Whilst renovating the garden, I have done quite a lot of research into the history of Shakespearean Gardens and also our garden in particular. Roy Strong, the well known art historian, museum curator and landscape designer has written a very interesting book on the subject. The Shakespearean Garden is an Edwardian 'take' on an Elizabeth garden, the idea being that it should be a garden which Shakespeare would have recognised. In restoring the garden we are trying to keep true to these principles. When it's fully restored I think our garden will be a fantastic local resource - providing pleasure, inspiration and education for local people. Strong writes that there are very few original Shakespearean Gardens left; there is one in mainland Europe, a few in North America and only a very small number left in the UK and so, I believe, it is imperative that we preserve our garden.

In addition, we found out that the person behind our garden was an amazing woman called Rosa Grindon. Rosa described herself as a 'lecturer and suffragette' on the 1911 census, she regularly lectured at the Shakespearean festival in Stratford and shared a platform with Ellen Terry and she also founded a whole range of societies in the city. In an 1897 volume entitled Ladies of Manchester she was cited as one of the most influential women in the city. Some of the plant cuttings in our garden were actually taken from Shakespeare's garden at New Place so there is quite a close connection between the gardens. When Rosa died a bronze plaque of her was placed in Manchester Town Hall.

This history of Rosa and the garden had been lost in the mists of time but now a few of us are working hard to uncover her story - and we are finding out more about her, and her links in the city, all the time.

When the planning application was initially heard, we did not know this information and nor, it seems, did anyone at the council and so we don't think sufficient weight was given to the significance of this garden,

even though the damage to the park in general was acknowledged. We therefore think that it should be taken into account now.

This garden shouldn't be some throw away asset, it is part of the social and political history of this city and Rosa herself should be an inspiration to local people. I believe this garden should be viewed as a heritage asset in the same way as Oakley (which incidentally was home to Robert Barnes who was Manchester's first mayor after the town got city status and he died in Oakley on Christmas Day 1871)

I am writing this as a local resident who cares passionately about this area and I urge you to uphold the decision by MCC.

Yours faithfully,

Kattie Kincaid
27 Clifton Avenue
Fallowfield
Manchester
M14 6UD



The newly restored area under the apple trees. Spring 2022



The newly restored veg area this spring. We have now down from seed an array of vegetables which Shakespeare would have recognised



Restored topiary April



Planting lavender on a bank (autumn 2021)



Maze area last summer after months of work!



Ditto



Entering the garden through the gates



August 2021 - after months of work



The veg area before the work



Restoring the paths



Bank full of weeds



Weeds in one of the sections of the maze before it was cleared



This section is from the same viewpoint as above, after clearing.



Before the work begun. Early 2021



Before the work begin on tending the hedges and properly clipping the topiary

Sent from my iPhone

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR CHRIS KNIGHT
Address	17A Stephens Road MANCHESTER M20 4XA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I would like to submit my formal objection to the planning application to build a 13 storey building at Oakley, 188 Wilmslow road, m146LJ. This building will be much too tall for the area which is mainly low rise buildings under 3-4 storeys. It also sits on the edge of a park which local families for miles around rely on, with tall mature trees and abundance of birds and animals that depend on the nature. A building of this size will affect the nature and the ambiance of the park. The sheer scale of the building will be too big for the area and it will not provide any solutions for local affordable housing, of which there is a lack. It is proposed to house a large number of students, who there is already an unsustainably large population of in the area, leading to antisocial behaviour and lack of facilities such as refuse.

I strongly object to these proposals and believe they will damage the local area in terms of culture, family living, aesthetics, nature.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR KAM LAI
Address	21 Clifton Avenue MANCHESTER M14 6UD

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

The area is whole a student area, and adding more will cause increase in cars as many homes around this area are above 4 beds and some even 11 beds. Students now are not the same as 10-15 years ago, and students life style have change. This causes more cars on the streets parked up, and more traffic in general. Also crime has increase in the area, as the exodus of students and the cars, leads to increase in crime as indicators like less cars - show empty homes.

Litter in the area has increase, and funding to clean the streets and park has probably decreased. With more students accommodation, this will reduce the amount of monies heading to the councils accounts to be used for local community aspects.

This can be seen when calling the council to report and incident - they say "We are short of staff, and dealing with other matter"

Getting more residential housing for families and professionals in the area will be a more realistic view. This will bring in more balance and more money to the council.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS ANN LEWIS
Address	3 Amherst Road MANCHESTER M14 6UG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

It creates an unsustainable neighbourhood. I have lived here for nearly 25 years and have seen a rapid deterioration of my neighbourhood. This is completely due to studentification. We are kept awake throughout the nights because of house parties. The passing traffic of drunken, screaming groups through out the night (up till 7am). Urinating and defecating in the street and front gardens. Leaving litter and broken bottles in the street. Damage to trees is frequent as are bonfires in back gardens. The impact of 450 students on the border of our nearest (and much enjoyed) open park at Platt Fields will create the same problems which will include the housing that surrounds Platt Fields. The devastation of the park has happened every time there has been an event in the park. This has always been in term time. The students at this development will also navigate their way to house parties in and around Amherst Road.

The permanent residents here have suffered enough. We need normal resources, access to parks, shops, medical services and public transport. We are all tax payers, we pay high council tax (which the landlords of student properties do not).

This is not sustainable development, neither is it adjacent to the University campus.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR JEFFREY LEWIS
Address	20 Harris Yard SAFFRON WALDEN CB11 3AR

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

As an interested person who wishes shortly to move back to Manchester having lived there in the 1980s and 1990s I write to object to this development.

It is not desirable to have more student accommodation in this area. The area is already highly unbalanced and this has lead to many ASB and noise issues. As a former resident of the city, who still regularly visits family who live here and you've seen how the area has declined as student numbers have risen. I have always really enjoyed visiting the Shakespearean Gardens and love the peace and tranquillity here and a very dense, high rise development immediately overlooking will cause immense harm to the garden which is such a valuable asset. I fear that the deep excavations which will be needed will be harmful to the trees of the Shakespearean Gardens and the park more generally. Also the shading from the sun which is inevitable will have deleterious effect.

Planning, Building Control and Licensing
Manchester City Council
FAO Robert Griffin, Case Officer

3rd February 2021

By email r.griffin@manchester.gov.uk

Dear Sirs

129020/FO/2020 | Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation | Oakley, 188 Wilmslow Rd, Fallowfield, Manchester M14 6LJ

We write on behalf of the Rusholme and Fallowfield Civic Society and its 120+ members to OBJECT to the above planning application.

We see that there is no public or economic benefit to outweigh the very considerable harm that this proposal would do Platt Fields Park and the Environment, to the setting of Oakley Vila as a designated heritage asset and perhaps even more particularly, to the diversity and sustainability an otherwise already threatened local community.

Indeed, Council Executive has recently recognised the history in such areas of Manchester, where we say the student population has overwhelmed local communities and has requested that Planning consider only those areas in the City Centre, the Oxford Road Corridor and certain other limited exceptions as being suitable to new purpose built student accommodation (Executive Meeting Minutes item 137 9th December 2020). We welcome that decision and whilst it goes without saying that these proposals are not in any of the 'designated' areas, we urge you to recommend refusal of consent for this application.

1. **The harm to the park and the environment** – the erection of such tall buildings in close proximity to trees on the boundary with the park (which are actually in the park – not on the site) will do irrevocable damage not only to the trees themselves but also to the visual amenity and enjoyment of the park by the general public.

There will be significant disruption to local schools and to users of the park, who come from a wide surrounding area and harm to local wildlife through the increase of noise and light pollution as well as public nuisance from an overflow of student activity into the area of the park immediately 'over the fence' and the nearby Shakespeare Gardens.

The development does not follow 'Green' principles of innovation in construction or conservation of energy and does not do enough to support Council's targets for reduction of carbon emission and its aspiration for a Zero-Carbon City.

The compromise of Green Infrastructure and Core Strategy Policy EN 9

Council Policy states that *"new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure"*.



Platt Fields Park has been enjoyed by residents of this and surrounding wards for over 100 years. William Royle was prominent in mobilising support for the Corporation to purchase the estate in order to save the park and house for future generations. This led to the Lord Mayor of Manchester calling a town meeting, at which it was decided to purchase the estate for public parkland, leading to its purchase in 1908. It is a key element of the city's Green Infrastructure.

The body of the park currently enjoys an almost 360° tree-lined skyline with the spire of Holy Trinity Platt Church as a focal point and the notable exceptions of two groups on the *other side* of Wilmslow Road. Of these, the Owens Park Tower in Fallowfield Campus is threatened with demolition (as it is considered unsuitable for student accommodation) and the redevelopment of the "Toast Rack" abandoned by MMU at Hollings Campus has not yet broken ground, although scheduled for a start in 2018.

There is no location on the subject site where the development's 13-storey tower (or indeed any building of height in the proposed location) would not be extremely close to the boundary with the park and be on the same side of Wilmslow Road. The siting of such a tall building in such a location is contrary to policy (see below) and will cause significant visual intrusion and harm to the visual amenity of the public from this and surrounding wards. It will give rise to real harm to foraging wildlife and bats, to trees *in the park* and to the secluded nature of that part of the park it borders (including the intimate Shakespeare Gardens). The noise and light pollution from such a large number of occupants together with undoubted overspill of activity into the immediate area will be extremely disruptive.

The harm to trees

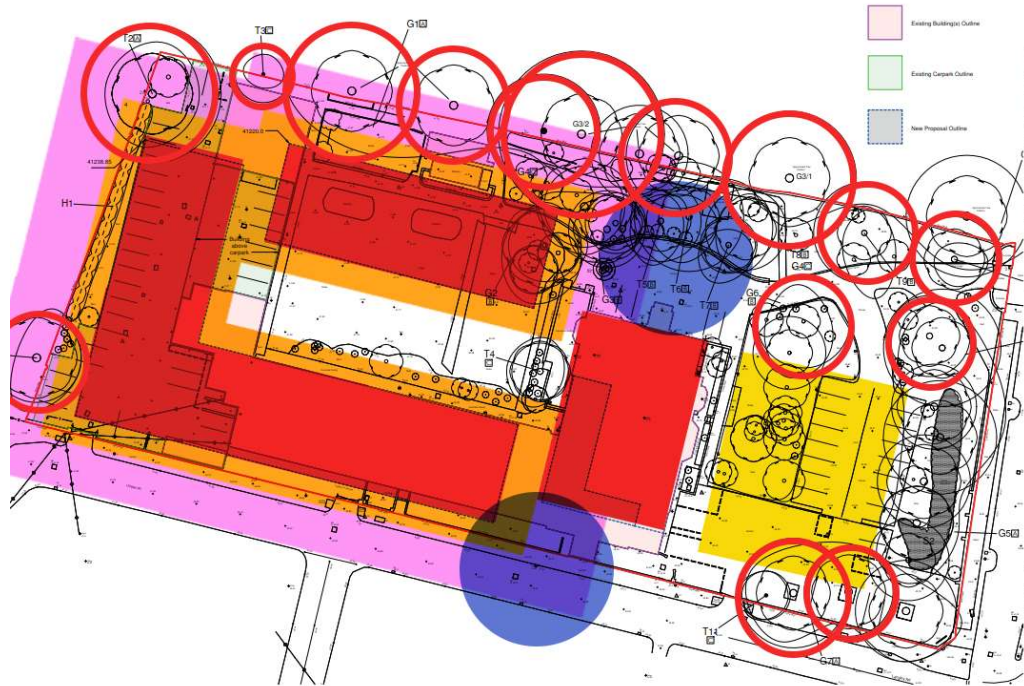
The applicant states that measures to safeguard the Root Protection Area (RPA) of trees in the adjacent Broadleaved Woodland HPI will be implemented during construction, in line with BS 5837:2012 (British Standard: BS5837) Trees in relation to design, demolition and construction - recommendations.

While neither the Ecological Appraisal nor the Arboricultural statement outlines what these measures may be, there is no Construction Logistics Plan from which an assessment of the long-term effect of root compression on the trees can be made, for example nor is any consideration given to the long-term quantity and quality given to both tree within the site and within the neighbouring park. This is of particular concern not only for the on-site trees to be retained but also for the very substantial and much valued Sycamores in the park along the northern boundary of the site.

Notwithstanding the lack of a Construction Logistics Plan and the long-term effect on trees, the applicant already acknowledges the loss of 6 mature trees out of a total of approximately (some are in groups) 16 mature trees. Such a significant loss will have a serious effect on the setting of Oakley Villa and public amenity in the park.

What is more and while BS 5837:2012 offers no standards for the amount of sunlight that trees need, it is noted elsewhere that *“a tree in full shade, one that receives two or fewer hours of sun, may struggle to survive as this small amount of sunlight will inhibit the photosynthesis process. Some trees tolerate shade well, however many do not and will grow stunted at best unless they have the correct amount of sun”*.

It is thus noted that since the 13-storey tower is in the order of twice the height of the mature sycamores in the park along the northern boundary of the site and the tower is so close, at least five of the seven or more than 50% of these trees (together with the surrounding grass in the park) will enjoy significantly less than even the two-out threshold and are at real risk from lack of sunlight.



Further trees/RPA at risk circled in red

As expected for a building of the proposed height of tower, the foundations are to be piled. For the diameter of piles shown, the weight of piling rig may be as much as 100 tonnes or more, which is a significant threat to root compression.

It is noted that the applicant proposes to ‘cantilever’ foundations above ground and under tree canopies in at least one instance. However, no allowance is shown for plant access in this instance, which would be in the tree canopy and damage it.

Similarly and given the close proximity of the villa to the new blocks and the new blocks to the boundary, the provision of a safe working zone and access to it for heavy plant would significantly compromise the canopy of trees in the park and loadings in the Tree Protection Area and require downloading from construction traffic on a one-way system through residential street and Langley Road – even allowing for tower crane access and drop-off and working ‘over-hand’ to site boundaries.

The very tight space for site establishment, would put further pressure on the RPA at the eastern end of the site and place more trees at risk.

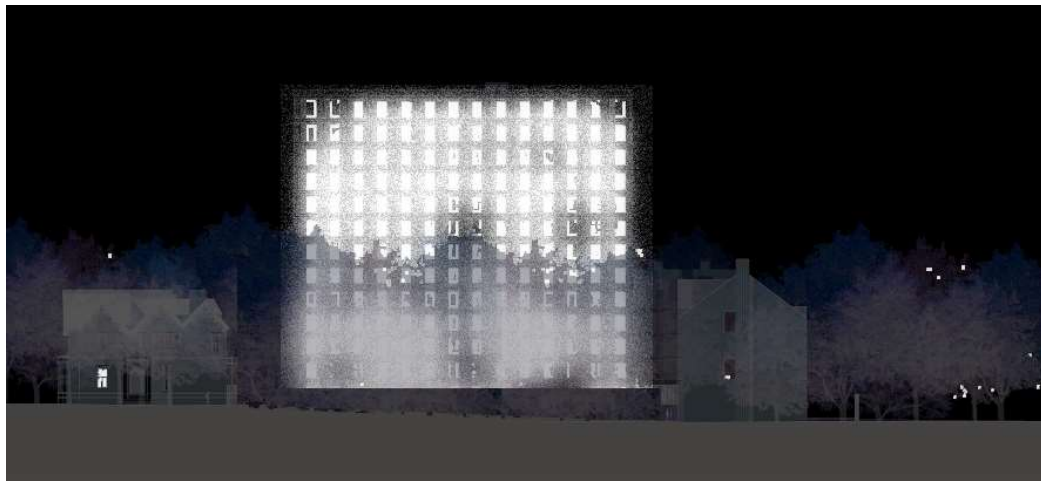
Light pollution, habitat loss and the harm to wildlife

The Ecological Appraisal notes at 4.10 that *“in addition to the buildings, seven mature trees were noted as having potential to support roosting bats due to the presence of PRFs (see Appendix E). Proposed*

landscaping plans indicate that three trees with bat roosting potential are to be felled to facilitate the proposed development (BT4, 5 & 7), and tree pruning works may be required on trees to be retained. Consequently, there is a risk of causing direct impacts to roosting bats and a loss of bat roost sites. There is also a risk of indirectly disrupting roosting bats which may be using trees, through noise, dust and/or artificial external lighting used during both the construction and / or operational phases of the development.

Three trees with bat roosting potential (BT4, 5 & 7) will require felling to facilitate the proposed development. Prior to pruning or felling works of any tree with bat roosting potential (BT1 – 7, see Appendix E), a further in-depth inspection, including an aerial inspection if necessary, will be required to determine their use by bats”

Thus, bat nesting sites will be felled and more are at risk (see above commentary on trees). The Ecological Appraisal also notes that much of the bat activity emanates from the trees on the northern site boundary that are in the park and are thus **the developer has no power or authority** to remedy or rectify the harm.



winter's afternoon view from the park

The light pollution from the development at night will have a significant detrimental effect on local residents and users of the park particularly in such an otherwise quiet and secluded part. The 13-storey tower will blaze with light across the landscape disrupting the peaceful enjoyment of the park as well as foraging grounds for local wildlife (including badgers as noted in the report).

The appraisal also notes that light pollution is an issue for bats and will have a significant effect on mating and nesting activity (even if bats are re-located in the required manner), which is likely to lead to reduced diversity and public amenity.

As can be seen from the image of the model below, extracted from the Daylight and Sunlight report written to assess the impact on the adjacent terraces and despite the reference therein to BRE Report: “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice” Second Edition (2011), no account is made for the effect of trees and the acceptability of living standards within the proposed accommodation per **Core Strategy Policy DM 1**.

It can nevertheless be said that the standard of daylight to the accommodation in the North elevation of the tower will be compromised by the proximity of the valued and existing trees in the park (or at least for as long as they survive).



No trees assessed (note also the domination of the terraced houses by the proposed development)

Loss of public amenity

It is regrettable that the Place Matters architectural review considers the merits or otherwise of the proposal in terms of building as singular object in isolation to its context or impact on the surrounding community and that this is a common failing of such reviews.

The 13-storey tower looms over the park and especially the very immediate parts of it in a menacing and intimidating manner in an otherwise tranquil landscape.

Photographic montages provided by the applicant under emphasise the impact of the proposed tower and over-emphasise a comparison with Owens Park Tower (which is in any event threatened with demolition) and do so from a distance in an attempt to minimise the impact and place an inappropriate context of height on the development, which is as a matter of fact, overwhelmingly low-rise. The imminent demolition is welcomed, where neither Owens Park Tower nor the proposal are welcome intruders, nor are they an enhancement of the skyline per policy.

We represent a more realistic representation, where more of the proposed tower can be seen and after demolition of the Owens Park Tower below:



more realistic version of applicant's view from the park after demolition of Owens Park Tower

Given the cramped and reduced open area within the site with only pathways and few if any resting places and an overshadowed and small "Garden Courtyard", there is significant risk that the area of the park between the site and the Manchester High School for Girls will effectively become a 'back garden' or playground for the resident students, who will dominate the space to the detriment of other park users (indeed this area is cited as both an asset and opportunity in the accompanying Design Landscape Development). This will be an intolerable public nuisance to the users of the park and the adjacent Manchester High School for Girls as well as a costly burden on ratepayers to police and to tidy up a no doubt festival of litter.

The proposed development versus the Environment and Climate Change

The proposed development does not support Manchester's Climate Emergency Declaration to target zero carbon as a city in a number of areas and does not address Core Strategy Environmental Policy

- Embodied carbon in the construction of buildings accounts for 11% of our Carbon Footprint¹.

Where the applicant claims that **National Planning Policy Framework (NPPF)** policies for sustainable development have been met in all respects (and hence there would be a presumption in favour of such proposals), it should be noted that the *"planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings [our bold]; and support renewable and low carbon energy and associated infrastructure"*.

Where we demonstrate here that there are other potential uses for the existing villa and 1937 extensions, neither has account been taken of the cost to the climate of the embodied carbon within the existing extension if it were demolished and not re-used, nor of the heavier carbon emissions from building anew. It is effectively a double whammy to the environment.

- Where in **Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)** developments must follow the Energy Hierarchy and reduce carbon emissions, the applicant is required or attempted to,
 - reduce demand by using *"high performance building fabric and energy efficient lighting, services and controls to reduce energy demand for space heating, cooling, ventilation and lighting"*, these are mutually exclusive especially where such sealed and highly insulated buildings require opening windows for cooling (if the carbon penalty of mechanical cooling is not met) and consideration of noise ingress and egress are taken into account. Indeed, the energy statement makes provision for mechanical cooling in the (likely) event that the building would otherwise overheat.
 - use energy more efficiently: the corresponding inputs to BRUKL calculations assessing compliance with Building Regulations Part L 2013 are an entirely untested theoretical model as the design is not sufficiently advanced to input 'real' data or make the appropriate assessment.

As they stand, the inputs are stringent for a building of this type, given the lightweight or rainscreen cladding, the siting, massing and orientation and are likely to be difficult if not costly to achieve. What is more, Part L is currently under review in light of the emerging climate crisis.
 - use renewable energy:, the applicant has discounted all but air source heat pumps but notes these are not effectively renewable in the cooling cycle.

¹ World Green Building Council <https://www.worldgbc.org/embodied-carbon>

- Where the applicant seeks the benefits of those areas designated for Purpose Built Student Accommodation within **Policy EN5 (Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure)**, it simultaneously claims that the policy provisions need not apply to the proposed development as it is not actually within such an area.
- Where **Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy suppliers)** *“requires major applications to reduce carbon emissions”* and the applicant references carbon reduction targets in the context of earlier versions of the Building Regulations and *“where the renewable energy target within the Guide to Development in Manchester (SPD) remains current”* and reference is made for developers to aim for at least 20% of final site energy demand and a section on environmental design stating that developments should be a BREEAM rating of “Very Good”, these are either already surpassed or under review and none are yet met by the proposals.

Indeed the limitations on the site imposed by the design would make the achievement of any enhancement extraordinarily difficult if not prohibitively expensive thus rendering any relevant conditions unmeetable.

- Where **Policy EN7 (Energy Infrastructure Opportunities)** includes a presumption in favour of low and zero carbon decentralised energy but where the applicant has in this case **discounted** the use of:
 - Combined Heat and Power
 - District Energy Networks (DEN)
 - Biomass Systems
 - Water Source and Ground Source Heat Pumps (the proposals have included air source heat pumps but notes that these do not work as a renewal energy source in the cooling cycle)
 - Micro Hydro power
 - Micro Wind Power
 - Solar systems (Photovoltaics)
- Where **Policy EN8 (Adaption to Climate Change)** – all new developments are expected to be adaptable to climate change in terms of design, layout, siting and function, the proposed site development similarly does **not** have the capacity to address
 - the reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways.
 - the need to control overheating of buildings through passive design. Where the application claims to have incorporated elements of Passive Design “to maximise the use of natural sources of heating, cooling and ventilation to maintain thermal comfort levels within the building” by proposing a massing which “will reduce the surface area relative to the volume, which will help limit heat losses”, the proposed tall and slender massing is rather the antithesis of this argument with a high surface area to volume ratio and large façade and significant solar gain in summer and high losses in winter from the high proportion of glazing areas.

The required control on summer gains would ultimately seem to rely on very expensive solar control glazing and even then, to countenance “internal occupant-controlled shading elements” ie., curtains and blinds!

 - the opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

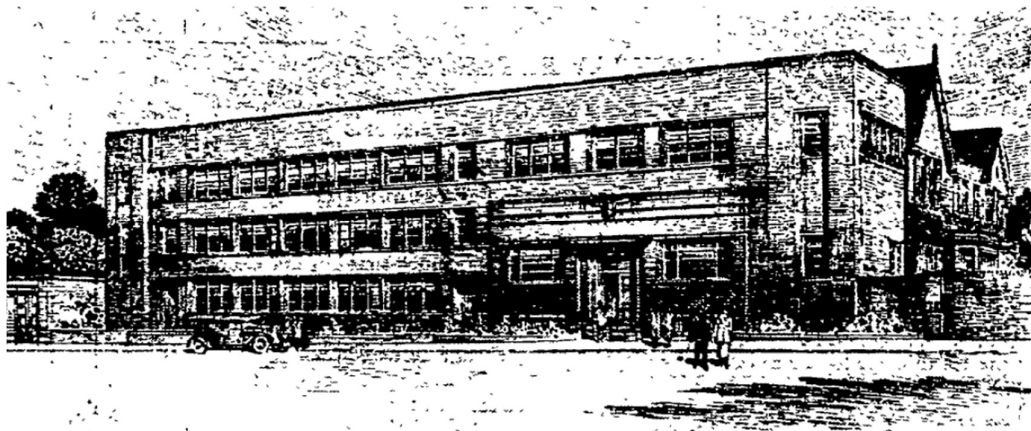
- Where within **Policy EN16 (Air Quality)** “developers are expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development and from the use of the development”, the applicant acknowledges (and even promotes the public transport links as a benefit) that the proposed development would *increase* traffic and bus trips into University sites as it is not located near to them as directed by Council Executive.

2. **The harm to the setting of the villa** - Oakley Villa is one of the diminishing number of fine villas for which the area is known. As with all such heritage assets, its setting is as important as the building itself. Given the recent history of the site, any redevelopment is an opportunity to maintain and enhance the character of the villa’s setting and such an opportunity should not be lost. Rather than enhance the setting, these proposals will do major harm by dominating the villa both at great height to the northern boundary and from behind on Langley Road.



In the words of the applicant’s own Heritage Statement, the “*original residential villa of ‘Oakley’ forms the last surviving of a number of large 19th century villas on the western side of Wilmslow Road as noted by the eminent architectural historian, Nikolaus Pevsner: “Oakley – a large early c19 Gothic house in its own grounds, one of the only survivors of a number of large, detached villas of this date in the area”.*

“In 1937 a large new extension was proposed to Oakley in order to accommodate offices and other facilities for the Union [USDAW]. The new extension was designed by the in-house Co-op architect, W. A. Johnson, and was designed in a simple Moderne style with subtle Art Deco decoration.”



It has been said that the villa may be a rare example in Manchester of the work of architect, William Atkinson, may thus be of national significance and further investigation may be warranted. Be that as it may, the Heritage Statement accompanying the application acknowledges that Oakley Villa, whilst it may or may not be considered of sufficient national interest for listing, should be considered as a non-designated heritage asset.

Setting aside the citation from Pevsner and whether the villa should in fact be considered for inclusion on at least Manchester's local list, the statement cites Historic England's Advice Note 7 on Local Heritage Listing (May 2016) and its emphasis, in Paragraph 24, that local lists are only really effective as a planning policy tool, *"if supported by objective criteria and both criteria and content have been tested through public consultation."*

But the statement goes on to note in the PPG that, *"in some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications"*.

The applicant's statement also concedes that *"it will be clear from the above appraisal of the building it should be considered as non-designated heritage asset"*.

Further, the Heritage Statement goes on to note (5.3 Statement of Significance) that *"Platt Fields provides an extended setting to the Site in which short-range views of the 1970s extension and the brick boundary wall can be experienced. However, the wider park setting does not contribute to the significance of the villa; it is the immediate 'domestic' setting of the villa that contributes to its significance [our bold]"*.

It also conceded that much of the domestic setting of the villa has been kept especially as seen from Wilmslow Road and as such it is clear that the 1937 et al extensions did little harm to that setting (and indeed may have merit in their own right), being in every respect lower than the original and in keeping with its scale and restrained character.

However, the additional height now proposed along Langley Road (plus a steeply pitched and high roof) and the really quite monstrous 13-storey tower rising immediately behind the villa would create a backdrop that in terms of *"Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact"* would *"fundamentally compromise the setting of a designated asset"* and would be a *"substantially harmful change to the... setting of the identified designated heritage assets"*. As such the proposals would have a **Major Adverse Impact**, which *"should normally be avoided"*. Where we show elsewhere that there is no mitigating public benefit to the proposals, such harm would necessarily support the reason for refusal of consent.

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.

Extract from applicant's own Heritage Statement

The applicant has chosen not to present a view of the proposals of the principal aspect from Wilmslow Road but we do so here as a montage of two drawings included in the application. This clearly demonstrates the impact on the setting of Oakley Villa as a designated heritage asset. Note also the domination of the terraced housing on Langley Road.



montage elevational view from the east (Wilmslow Road)

3. **The very significant harm to the local community** – where City Council housing policy prioritises the creation and maintenance of stable and sustainable communities in predominantly family-base accommodation, the presence of a further so many more additional students in the area would threaten the local community on Langley Road and the streets behind with further and unsustainable imbalance from an increasingly transient population.

While the developer characterises the area as 'student anyway', the consequent blight on the area would serve only to encourage further degradation and a consequent **increase** in HMO in the surrounding streets rather than the decrease suggested, especially when there are more appropriate locations in the city centre.

The effect of the development on Fallowfield as a sustainable community

The Manchester Sustainable Community Strategy aspires to more balance communities in which local residents can take pride. **Core Strategy Policy H11** (limiting Houses in Multiple Occupation) also considers that "a sustainable community must provide opportunities for a mix of households. Within this mix, families are particularly important because they support a range of local facilities such as schools and tend to have a greater commitment to the neighbourhood as they live there longer than other types of households" (Para 9.48: Policy H11) and further that "the impacts of Policy H11 will be monitored to ensure that any risk of blight on properties in areas where there are high concentrations of HMOs is minimised (Para 9.48: Policy H11).

Following a study for Council by Tribal Consulting, Council concluded that a 10% threshold of Houses in Multiple Occupation would be more appropriate beyond which the proportion of shared houses (as student households) becomes damaging to a street or neighbourhood. Council also noted that the proportion of HMO in the immediate area of this application site is between 70% and 79% and between 80% and 89% as a percentage of total households.

Where the proportion of HMO is already so much higher than the threshold set by Council, any continuation or indeed increase, of that level would be truly devastating to what remains of the local community.

Council and local residents are all too well aware of issues of noise and nuisance created by a preponderance of students in any one area, in all forms of accommodation. These include late night parties, fast food litter, the demands on local services and facilities, the annual upheaval and vacated properties for significant periods in the year – none of which are conducive to the aims of policy and strategy for stable and sustainable communities and much of which is already prevalent in the area from both the existing HMO and the Purpose Built Student Accommodation (PBSA) on the Owens Park Campus across the Wilmslow Road.

The noise and nuisance from Owens Park is already an issue for local residents and this on a site bound by main roads and thus away from residential properties. Being at least a little away from family homes, it might possibly be argued (although residents hardly agree) that this nuisance from a so-called “self-contained” campus is less severe but this application would have great harm by putting significant additional numbers **directly into** an already weakened residential community.

Where the applicant suggests that the provision of Purpose-Built Student Accommodation for so many additional students will draw as many from the HMO next door, the applicant acknowledges that the demand for PBSA will not yet be met and that overall numbers of students will continue to rise and continue to outstrip supply, notwithstanding any temporary effects of COVID.

Further, at approaching double the cost of shared accommodation in HMO the price point offered by the applicant does not support the contention that the scheme will encourage any students, let alone second and third year students, out of HMO. Indeed, there is no tangible evidence to support the applicant’s claim that this accommodation will encourage first years out of HMO or reverse the established student preference for private accommodation shared with friends in later undergraduate years.

The unsuitability of the location to Purpose Built Student Accommodation (PBSA) with respect to decisions at the Executive and Core Strategy Policy H12

Per item 137: Meeting of Executive minutes 9th December 2020, the Council Executive has decided to endorse the approach set out in a report to Executive - 13 November 2019 - Consideration of Policy H12: Purpose Built Student Accommodation within the Changing Market Context *“to help guide the decision making process in advance of the review of the Local Plan and request the Planning and Highways Committee **take this approach into material consideration until the Local Plan has been reviewed**”* [our bold] and in doing so notes *“in balancing the views of HEI’s, developers, students and residents, along with current policies and standards, it is considered that the principles set out in the report to the November Executive remain appropriate as providing the context for the application of Policy H12.”*

The report states that *“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 areas, principally the Oxford Road Corridor area**”*. And further to a number of specific exceptions of which the subject site is not one, *“the **only** exemption to this within the city would be within the Eastlands Strategic Regeneration Framework area”* [our bold].

The location of the subject site is thus out with of those that are considered suitable for purpose built student accommodation and as this context for the application of Core Strategy Policy H12 stands, the application should be refused if only on this basis alone.

Application of Policy H12 and the criteria for Council support in the context of the endorsement of the report to Executive (set out at Appendix A of the report) decided 9th December 2020

With respect to the application of Policy H12 in the context of the report to the Executive, the applicant claims to have satisfied the requirements for Council support but fails to do so as follows:

1. Where the applicant claims to have satisfied the criteria on both counts of proximity to University campuses or high frequency bus routes, it fails to do so on the one hand in the light of the request to only consider sites for PBSA in specific areas (of which the subject site is not one) and on the other hand, to site new accommodation in close proximity to the University campuses where “the suggested revised approach to Purpose Built Student Accommodation will only consider development of new accommodation in close proximity to the University campuses, reducing the need to travel, and thus minimising carbon emissions” (item 7.0: Contributing to a Zero-Carbon City).
2. Where the applicant claims the requirement for “proposed schemes that fall within [the Oxford Road Corridor] will be expected to take place in the context of the energy proposals plans as required by Policy EN 5” does not apply as the subject site is not in the Oxford Road Corridor, it fails to recognise that only those areas within the Oxford Road Corridor (and other specific exceptions of which the subject site is not one) are to be considered as suitable.

Furthermore, in attempting to ‘side-step’ this requirement, this statement indicates an unwillingness on the part of the applicant to make a contribution to or meet Council’s emergency declaration of the challenge of climate change.

3. While acknowledging that this would be a high density development, the applicant fails to recognise that the surrounding area is overwhelmingly low density, two-storey terraced housing and is thus not “*compatible with existing developments and initiatives*” as required.

What is more **Core Strategy Policy H6** states that “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**” [our bold], which of course, this is not.

Further, the included Transport Statement fails to calculate an anticipated travel demand on the basis that since no car spaces beyond staff, accessible and electric charging spaces will be provided, none will be needed. Whilst rooms might be contracted as such, we contend that this is both contradictory and extraordinarily naïve especially in the context of the target second and third year students and is contrary to **Core Strategy Policy T2** where “*all new development should provide appropriate car parking facilities, taking account of the guidance*”.

The effect of increased numbers of parking on the amenity for local residents and their visitors together with ongoing wrangling over policing and complaints will be significantly damaging.

4. Where the applicant claims to satisfy the requirement for positive regeneration impact it should be noted that whatever benefits are claimed:
 - a. “*supporting Manchester’s Higher Education offer*” Any possible benefits might be better provided in areas identified by Council as suitable for purpose built student accommodation and any benefits to the universities are not justified in terms of the harm to the community, the park and the villa.
 - b. “*providing housing choice and supporting ‘recovery’ of traditional housing stock*” is not guaranteed or adequately evidenced and we have contended above that the additional numbers will serve only to reinforce the area as a ‘student area’ to the detriment and even demise of the local community in Fallowfield Brow.

Further, the absence of private PBSA built in the area or ‘a strong demand from students to live in Fallowfield’ is no reason to concentrate yet more students in this area in the face of council executive direction to the contrary and to the detriment of the traditional housing stock and community.

Such a concentration of numbers would indeed exacerbate the issues that the applicant acknowledges and would indeed be an addition of numbers rather than a displacement from HMO, as the combination of an acknowledged and continued failure to meet demand and disparity of price point between PBSA and HMO suggests.

We have set out above where the scheme would have a significant detrimental harm and negative regeneration impact on the life and sustainability of the local community with respect to Policy H11. It does not offer a mix of uses. It would contribute further to the domination rather than the support of district or local centres, whilst increasing pressure on existing neighbourhood services to the detriment of existing residents and the availability of affordable housing stock.

Despite the applicant's claims to the contrary, these are rather key regenerative *failures* of the proposals.

- c. *"making efficient use of the land"* where the accompanying Commercial Assessment focuses exclusively on a use as office space and in poor comparison with predominantly Grade A office space elsewhere in the city and Salford, the assessment ignores both the potential for refurbishment and other potential efficient uses of the land.

It is acknowledged that there will be an effect from COVID. Although this is as yet unknown, there is a great deal of discussion in the marketplace around decentralised locations closer to the communities they serve, especially for smaller businesses. Although the property is 'aged', it is of a format in terms of plan depth and structure, which has the potential for such use and extension, which as noted will return the value of its embodied carbon.

Where **the assessment and application fails to make the case that new student accommodation is an efficient use of the land**, it does however list the many benefits of the location required for efficient office use and these might well be turned to other uses such as: work/residential, small business offices/ start-ups, affordable homes, homes for the elderly, university/ other institutional admin, smaller scale healthcare, clinics and dentists either as new build or refurbishment.

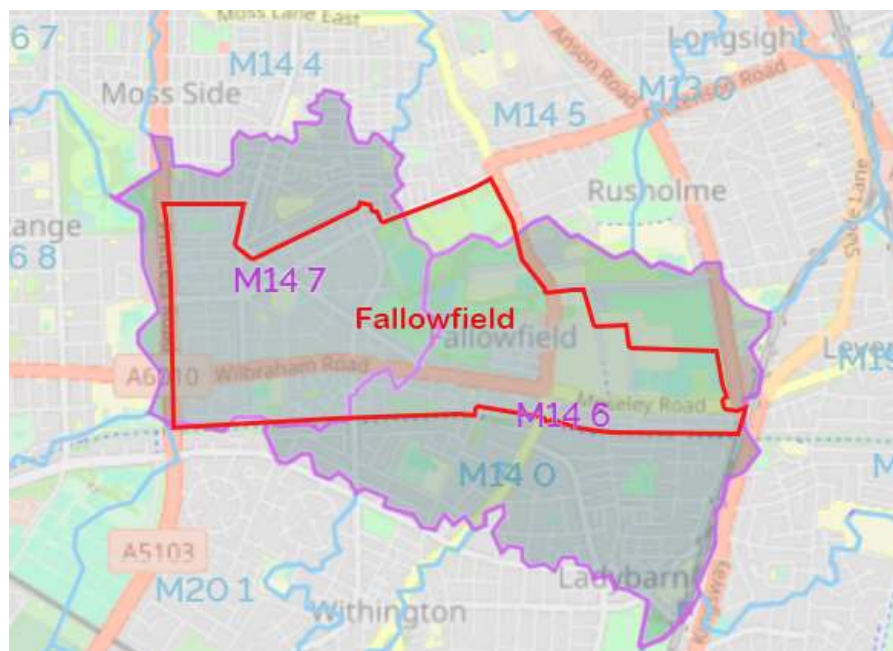
- d. *"conveying heritage benefit"* as noted, the setting of Oakley Villa is as important as the villa itself and there is substantial harm to its setting with a 13 storey building on the one hand and an increased-height block on the other as back drop.
- e. *"economic and social benefits"* the accompanying Economic Impact Statement outlines potential economic benefits in the Construction and Operational Phases which are neither unique to this site and might be better accommodated elsewhere in accordance with Council Executive direction nor are they proven in terms of Enhancing Housing Choice. There are other uses that have the potential to provide real economic and social benefit.

Whilst the Construction Phase impacts might and should better be accommodated in the city centre and does not therefore add to the sum total of GVA, jobs and investment, the applicant's own Planning Statement similarly acknowledges that the Operational Phase impacts are ***"not considered net additional as, whilst the Proposed Development will increase PBSA capacity, it will not increase overall number of students accommodated in Manchester"***. Where the Economic Impact Statement set outs the impacts of an Enhancement in Housing Choice, these are not proven in this location especially given the relatively expensive accommodation proposed when in comparison in comparison with the local rental market.

Further, the application offers no balancing social benefit to the significant harm to the local community. The damaging effects of a preponderance of any use in any one area or any inappropriate area has been well established by council (particularly in this case with

respect to Policy H11 and the executive direction for PBSA in the City Centre and Oxford Road Corridor, which the subject site is not).

Council Core Strategy has established that the subject area either side of Wilmslow Road has in the order of 60% to 89% of households in student HMO. Recently published surveys² indicate that the relevant M14 6 and M14 7 post codes have a student population in the order of 32,980 or 64% of the total population of the area.



Postcode Area M14		Area km ²	Number of student residents 2018/19 per postcode area	Population (2011 census)	Percentage of population who are students
M14 6	East Fallowfield, North Withington	2.37	11,195	19,876	56%
M14 7	West Fallowfield	1.52	990	13,104	8%
Total for M14 6 and M14 7		3.89	12,185	32,980	64%

Thus, the student population is a whopping 56% in M14 6, where of course the USDW property is located. This overwhelming over-concentration of a single group is contrary to the aims of **Core Strategy SP1** to put the emphasis “on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres” and where “all development should contribute to the City’s aim to create neighbourhoods where people choose to live and where a good mix of housing and local services and facilities provides for people of all ages and with differing needs.”

The impact is felt not just in Fallowfield but affects neighbouring wards. The truth of the matter is that no wards or district centres outside of the city centre or areas such as Oxford Road Corridor (as identified by Council Executive 9th December 2020) have the services or critical mass of population to absorb the overburden of such concentrations of students

² <https://wonkhe.com/blogs/the-start-of-term-is-not-just-a-problem-for-universities/>

(nor withstand the massive swings in population, annual exodus and empty streets for a good part of the year).

Even allowing for the 3000 or so students in PBSA on the Owens Park campus, the clear implication is that there are 17000 students in M14 6, who displace residents from an otherwise useful source of affordable housing stock.

No new application should be permitted to exacerbate such an already unsustainable position. Where the applicant laments the lack of new PBSA in Fallowfield in the last seven years (ignoring Chancellor's Court and others to come) and claims that the student demand for Fallowfield is an inevitability that must be met by an ever increasing offer of student accommodation, every effort has to be made to reverse the current trend rather than to encourage any further increase via this application.

5. Where *"proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area"*, only "consideration" of the principles of Secured by Design are promised and there is no commitment to any particular standard (Gold, Silver or Bronze) especially where the number of lap tops on site is most likely to be considered a 'honey pot' for theft.

Where the applicant notes that *"the Crime Impact Statement will be forwarded on to the City Council for review when it becomes available"*, it is already known from published data that the rate of violent crime, burglary and ASB in Fallowfield is high and that the highest rate of ASB for example coincides with student arrivals and the end of exams (ukcrimestats.com).

Further, there are no proposed measures to curb an increase in the long history of nuisance from litter in the streets from the use of local fast food outlets. Such a less-trafficked road as Langley Road is likely to become a magnet for such nuisance sitting outside of a more managed environment on site.

6. Where *"consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation"* and the applicant alludes to a review by the non-elected "Places Matter", no consideration in the design is given to the increased noise and disturbance in that review or the Planning Statement.

Where the potential for noisy parties and other large gatherings is substantial, the accompanying Noise Impact Assessment **does not address the impact of noise break out from the development and the effect on local residents.**

The assessment of noise break-in relies on desktop calculations and offers no method of on-site corroboration of the results or the high standard of construction required to meet the stipulated noise reduction performances.

Notwithstanding the results of the Noise Impact Statement, the noise assessment allows for only trickle ventilation through the façade whereas the TM59 Overheating Study requires that ventilation panels to the side of every window must have 40% free area ventilation to avoid overheating, noting that "it should be checked by others that the ventilation requirements of the Building Regulations are also met."

It is also noted that air permeability, which is designed to be low to improve thermal performance, conflicts with the requirement especially where free air ventilation is required to achieve Building Regulations standards. **The resolution of such contradictory aspects of the design will compromise the promised performance of each and/or is likely to be costly and will affect the project viability and delivery.**

With regard to physical size and dominance, the statement that “*the eaves line of the accommodation fronting Langley Road is lower than the current parapet level of the office accommodation so there will be no perceived height increase at street level*” is disingenuous to the extent that the proposed accommodation extends higher than the proposed eaves line and that the occupied levels in the façades of the existing buildings are significant lower than the existing eaves. The new windows on the resultant number of floors at modern ceiling heights would dominate the existing two storey terrace houses with consequent effect on the amenity and privacy of family homes.

It is also noted that a **full two storeys** are proposed above those of the existing terraced houses, that the distance between them is less than the recommended 24m where height is added and that **whereas the current offices are empty outside of the working day, the proposed student residential use will be occupied 24 hours of day and night** (and that ‘active’ occupation is likely to go on late into the night) giving rise to significant overlooking and consequent loss of privacy and amenity to the local residents.



The new block on Langley Road dwarfs the existing terraced houses

There is no assessment of the light pollution from the four storey block directly into the windows of family homes on Langley Road nor from the 13 storeys of student bedrooms overlooking them (and the park).



Overlay of proposed buildings on Langley Road showing increase in impact on residential terraces

Where the occupied levels of the existing buildings step down to two storeys to the West along Langley Road thus giving relief day and sunlight to almost half of the houses there, the proposed block remains at four storeys for the whole length as shown above.

The design thus fails to address policy, where otherwise *“all development should have regard to the... effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise”* **(Core Strategy Policy DM 1 Development Management)**

Further, the 13 storey tower contravenes **Council Tall Buildings Policy EN 2**, where it is acknowledged that such a tower would be substantially taller than their neighbourhoods (two storey terrace houses) and

- it does not *“ensure that [the proposed] tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views”,*
- it is not appropriately located as suitable locations are to be *“within and immediately adjacent to the City Centre”,*
- where it is noted in policy that locations *“elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area”,* no such positive role has been shown to be the case with regards to the proposed height,
- the height does not *“relate more to the local, rather than the City Centre, urban context”* where the local context is overwhelmingly low rise,
- the impact on the local micro-climate has not been *“modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment”,*

Where reference is made to Owens Park Tower as precedent, it should be noted that this is a singular high point in the context of the low rise Fallowfield campus on the other side of Wilmslow Road and is under threat of demolition as being unsuitable for modern student accommodation.

Similarly, no start has been made on the 2018-scheduled redevelopment of the “Toast Rack” abandoned by MMU on the former Hollings Campus and as such has not yet demonstrated that it is viable and deliverable per policy or that it will not have a “significantly negative impact on the regeneration of an area.”

The proposed tower is more than double the height of the trees in the park on the northern boundary of the site. As said above, the tower will dominate and overshadow the grass and trees depriving them of sunlight, breaking the rural skyline and looming over the park and the Shakespeare Gardens to the detriment of the amenity of park users coming in from this and surrounding wards.

7. Where appropriate proposals *“should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value”,* the application fails to have regard for the setting of Oakley Villa, where the existing extensions rise no higher than the villa and which will be damaged by a 13-storey tower on the one hand and an increase in height to Langley Road on the other as a backdrop.

There are as we have said, a number of potential uses for the site should USDAW's relocate and the continued and viable use of the villa does not rely exclusively on high-density student accommodation.



the restrained and well-mannered existing façades

The characterisation of the southern extension as unsightly is a subjective response to which we disagree. The façades facing Langley Road include fine brickwork in a modern, even art deco style and all of the façades are balanced and restrained. The existing additions have been a well-mannered and visually considerate neighbour to facing properties for several decades.

The applicant acknowledges that there is a risk of damage to the heritage asset by limiting student access to the villa.

8. Where *“consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage”* and the waste from the use of fast food outlets continues to be a perennial problem for local residents, the application makes no provision for.

Where EN19 requires that all developers are:

“to demonstrate the proposal’s consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)”, the applicant has failed to comply with EN 19 or to provide or submit:

“a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.” or to:

“Have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users.”

“Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system.”

“Require waste management practices to have full regard to the environmental, social and economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and co-location with other employment uses where appropriate.”

“Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.”

The applicant appears to have paid scant attention to the policy, only providing a rapid hand written pro forma stating the size of the total waste storage area (without clearly marking them on plans as required or delineating any physical site provision for refuse collection or periodicity.)

9. Where *“developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces”*, the applicant has not demonstrated that that need is best met in the subject location for the many reasons herein but

principally for the reason that the best location is in the City Centre or the Oxford Road Corridor or in certain specific locations (which to repeat, this is not) as identified by commissioned report to the Executive and endorsed in their meeting 9th December 2020.

Further the "letter of support" from one of the universities falls short of any formal agreement with an HEI for the supply of all or some of the bedspaces.

10. Where "*applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable*", the applicant has not shown that the proposals are financially viable especially when the failings in design and the rectification thereof are to be taken into account.

Nor has any consideration been given to demonstrate how the buildings might be built safely and without further impact on the locality on a such a constrained site.

Accordingly and for the many reasons and contraventions of planning policy here, we urge you to refuse consent for this application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. McGurk', with a horizontal line underneath.

Peter McGurk Architect RIBA

on behalf of Rusholme and Fallowfield Civic Society
c/o 4 Redclyffe Avenue, Manchester M14 5RG

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS ODIN MCPHEE
Address	60 Langdale Road MANCHESTER MANCHESTER M14 5PN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

The construction of a 13 storey building in an area of already high density and within a park which the pandemic has amply demonstrated is, quite frankly, appalling. Further, the proposed construction will cast a shadow on Shakespeare's Garden (SG) within Platt Fields Park and diminish the character of the area yet further. Both SG and the Park are/have been a haven both pre,during and currently (this cannot be emphasised enough) the pandemic. The park is already overcrowded due to the existing number of students. Why make the situation worse and squeeze yet more students - who will congregate in large groups in SG and the Park, smoke drink and be very noisy (esp at night disturbing local's sleep) and leave masses of detritus (as regularly happens)and use the park as a public toilet (as they do on the green near the path behind the hill affecting those residents whose homes/gardens back onto the park). I, along with other residents of Fallowfield, have had the unenviable task of cleaning up the detritus of people who care nothing about littering all manner of items, some of which are a health hazard and can be dangerous.

How, I ask, do the authorities intend to ensure that local residents - not short term student residents - are able to continue to enjoy our local park, enjoy the peace and tranquility (and much more) which SG and PF so far is? Is the well being of citizens of the area of such extremely low value/negligible, that building a 13 storey building, which will restrict light & cast a shadow over SG (in particular) and put more people in an already densely populated area, make Fallowfield a peaceful, healthy (in all aspects) and safe place for local citizens of all ages. It appears the well being and needs of students who live for a short period in the area is paramount, yet those of locals is seemingly negligible.

Please (please), I ask that you seriously consider the environment, impact of density/environment/noise and views of locals and reasons provided who live in the area and have a long term interest in it (DO WE COUNT or is this representation simply a paper exercise to show the local democracy exists in England ??) and the objections raised previously, instead of always putting money ahead of human interest and well being. There is already a tower (Owens Park) on the opposite side. Why on earth do we need yet another which adds NOTHING WHATSOEVER to the area, architecture and simply takes away/diminishes the value of both SG and PF Park.

There is plenty of unused land where the new student accommodation has been built behind Old Hall Road. Surely some thought can be given to using that space, instead of adding yet another tall tower to an area that simply does not need it and which affects the extant park and amenities it gives to us locals who value and look after it as we care for it.

I trust you will take serious account of these representations from a resident and not treat this as a paper exercise from people who considered not to count. I certainly hope so as else these representations would be simply pointless.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR RASHID MHAR
Address	23 Whitmore Road MANCHESTER M14 7RH

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I am a local resident and frequent user of Platt Fields Park. The appeal by USDAW to gain approval for their development raises serious concerns. The development, in my understanding, was refused planning permission for very sound reasons. As a resident of the area, the areas of concern that particularly impact upon me are the 1) impact on the area for quality of amenities for all residents (permanent resident and student transient) and 2) environmental impact with especial consideration to the value of open and natural spaces for physical and mental health.

In regards to concern 1) the areas of Fallowfield and Rusholme surrounding the development are already deeply affected by the University student population, many amenities ranging from GP's surgeries, high streets, shopping areas are economically shaped to cater for the student population leaving the permanent population in increasingly precarious positions, with provisions that shift from intense use when the student population is here to under use when they are not. This causes provision to range from poor and difficult to access to economically at risk, especially high lighted during Covid lockdown periods where lack of sustainability caused many businesses to disappear from the area. Further pushing these areas away from serving as family residences undermines the delicate balance that has enabled these areas to be both successful for the needs of families and students.

The appeal shows no understanding of this impact and aims to pursue the singularly property developer benefits from exploiting these areas, and also the students who will also lose out from the loss of qualities for these areas that has made it appealing in the first place, benefits which include good quality green space (e.g. Platt Fields Park, Fallowfield Loop) and it's heritage which includes many places of considerable historical significance which are in the hands of both the public (e.g. Platt Hall) and the University (Chancellor's Hotel formerly The Firs). The University pursuing economic benefits has already considerably reneged on the historically strong relationship between academia and civic well being, losing sight of the importance of heritage and creating spaces that exclude local residents and visitors to the area from appreciation of places of heritage and beauty. Inevitably like the gardened grounds these areas do not survive and end up lost to short sighted developments.

In regards to concern 2) Platt Fields Park is not just the primary green space for local people and families, it is a major park for Central and South Manchester families and residents serving a vital role for health and connection to natural spaces. A major part of the quality of the space is the respect that the greater majority of developments have shown to keeping an open skyline around the park. This shows in park's ability to still offer an immersive experience where a resident in a heavily built up area can experience time away from urban pressure and the closed in claustrophobic feel of modern concrete dominated architecture. The development by USDAW will destroy this undermining one of the most precious sections of Platt Fields Park, both visually and environmentally, it will do particular damage to the Shakespeare Garden, which will be loomed over by the development. This garden has been a vital quiet space of beauty for the area for over a hundred years. It is much used and loved by residents from senior citizens to young couples and children, and regularly draws in community volunteer efforts who give many hundreds of hours to preserve it for future generations. The development will directly result in breaking the careful design of this sunken garden space that protects from the urban traffic by looming over like a dominant statement of property developers over the rights of people to enjoy the space they are part of and from which they work towards making a good future for their families.

In both of these concerns are matters that are critical to ameliorating the damage done to the area, over the years significant numbers of people especially the young have succumbed to alcohol and substance abuse, this has been fueled by the forced conversion of residential areas to ones suited to drawing profits from drinking and night life. This has been one of the catastrophic impacts of the modern way managing the University and student population. This loss of the University's and supporting businesses former place as respectful, environmentally and heritage interested parties, is typified by developments such as the proposed one. I urge the planning committee to take seriously these considerations and make a strong statement in rejecting the proposed 13 storey development, and that this can offer a level of assurance to the local community that their well being and best interest will finally be put first as we seek to help our young people, addiction sufferers and isolated

elderly residents achieve a good life they deserve.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR ROGER MOYLE
Address	14Birch Grove Manchester Gr Manchester M14 5JY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Too many students already in this area. The social balance is all wrong now. More student accommodation is neither welcome or required. It's a lovely building and deserves a better use, especially as it's so near and convenient to Platt Fields park.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference

APP/B4215/W/21/3286831

Appeal By

UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES
GROUP LTD, WILMSLOW ROAD MANCHESTER LTD

Site Address

Oakley
188 Wilmslow Road
Manchester
M14 6LJ

SENDER DETAILS

Name

DR LOUISE MOYNIHAN

Address

7 Besford Close
MANCHESTER
M14 6NF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

As a local resident I remain opposed to this development. Fallowfield is in a cumulative Impact area - it is heavily dominated by students already and unfortunately this leads to issues with noise and ASB - adding more student beds will only further increase these issues and subsequently drive away families and non-student residents to the area.

It will over bear the park which is currently an excellent green space for families and wildlife in the local area however a looming building and more students who often use the park disrespectfully or inappropriately will tarnish this beautiful resource and reduce wildlife.

The development would be much better suited to social, retirement or family accommodation to rebalance the local population and prevent further noise and ASB.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR DAVID NEESHAM
Address	2 Amherst Road Fallowfield Manchester Manchester Greater Manchester M14 6UQ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Following my initial letter of objection to this proposal dated 3rd February 2021 I am writing to wholeheartedly support the decision made by Manchester City Council to refuse the Oakley Villa Application.

I would like to add some supplemental comments to further support my contention that the decision to refuse the application for this grotesque development and associated increase on student numbers should be upheld:

IMPACT ON PLATT FIELDS

In the past year much work has been carried out at Platt Fields generally and the Shakespearean Garden in particular by dedicated teams of volunteers highlighting the dedication of local residents to the area they live in. The impact of the existing student population on Platt Fields living locally has, over the past year, been horrific. There have been several warm and sunny periods when the park has been totally taken over leading to anti-social behaviour, drunkenness and vast amounts of litter that the park volunteers have had to clear. Also the back gardens of some adjoining residential properties have been used as latrines. The idea of the idea of more PBSA right on the periphery the park and the additional 425 students this would bring will exacerbate what is already a difficult problem and lead to further harm to the residential community.

IMBALANCE IN THE COMMUNITY

As mentioned previously there is already a serious imbalance in the community with students accounting for approximately 56% of the local population a further 425 students is going to cause further damage. The effects of the current imbalance is evidenced by a continued exit of permanent residents all citing the level of noise, street litter, transient noise disrupting sleep, usually in the early hours and 24/7 drug activity operating on regular routes and delivery points.

FALLOWFIELD AS A STUDENT AREA

It's got to a point where Fallowfield is seriously in danger of being subsumed by the ever increasing student population fuelling the view that it becoming viewed as part of a large student campus. Please no more students!

Thank you for the opportunity of making this representation and I hope that the appeal is refused

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR WOJTEK OLEJNICZAK
Address	Flat 7 ASHBURNE HOUSE VICTORIA PARK MANCHESTER Lancashire M14 5SF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

The proposed is a large building and will have a negative impact on the surrounding area, especially Platt Fields Park. This area is already densely populated with students and this building would only increase the number

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS MICHELE POUNCEY-ORR
Address	24 Langdale Road MANCHESTER M14 5PP

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Negative impact on the character of the area, especially so close to PlattFields Park
Very poor justification for the need for the development – very poor analysis of unmet student accommodation need, especially considering the quantum of development happening right now
Huge negative impact on the biodiversity of the area
Sets a precedent for further unattractive, undesirable and unnecessary development in the area
An increase in student population will affect the residential community.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	DR CHRISTOPHER RIVLIN
Address	6 Birch Polygon MANCHESTER M14 5HX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I am writing to express my support for the decision by Manchester City Council to refuse the planning application 129020/FO/2020 for Oakley, 188 Wilmslow Road, Manchester, M14 6LJ. I believe that the appeal APP/B4215/W/21/3286831 should be turned down.

My reasons are:

First, the Council has provided valid reasons for refusing the application based on approved policies and clear evidence.

Second, the exceptionally large number of objections to the application from people in the neighborhood shows the strength of local opinion. I think this is because they are all too aware of the highly detrimental effect this development would have on the area.

I also note, having searched the MCC and PI websites, that the applicant appears not to have provided any specific grounds for their appeal.

Representation on Case APP/B4215/W/21/3286831_Appeal

To whom it may concern; Two specific points and elaboration to **Parking & Noise**.

Parking

Most students have cars. A tour of the 7 x brow streets during term time will tell you how difficult it is to get a parking space as it is during this time on the Brow + Leave anything in your car/leave it open? The area "scouts" (constantly up and down the streets on their bikes) will clock it and a "team" will come back later to do a smash and grab. The streets are littered with broken glass from car break ins.

Car damage.

I purchased my car on 25-03-18. My house "Yellow star" & my car + the three front gardens that I manage {mine and the houses either side} are in the shot below (Google Map shot from July 2019):-



In the four years that I've purchased my car, and *parked up outside my house* (where it is in this photo and as it is now) it has been "hit/vandalised" 8 x times 😊

Here's a little montage of a few of them:-

On the left below; Broken "harvested" wing mirror Nov 2018. In the middle below; Hit and Run: Offside front smashed into 06-06-19 @ 04:44am; Biggest single repair Bill @ £779.40. On the right below; 08-12-19 at 05:39am – Drunken students smashing into nearside door causing two huge dents in it.



Hit and Run Latest – Pics Below: Offside rear corner reversed into at speed - 11-02-22 @ 20:25pm (Paint hardly dry from the last time this was smashed into in the same spot {No footage of that}) + Pic of damage



All of these incidents have been logged as a crime with the police.

An extensive mail was sent on the 06-06-19 incident after 40 hours of work by me to try to catch the culprit (use of "Ahmped" military grade software to try and tease out the digits on the reg of the car, footage sourced from tv's in the area, info on car and clothing of driver etc) Response from the police *"Sorry, camera's down on the main road and unless you can get the reg, there is nothing we can do"*

Noise

Most students (majority of rented housing stock) that come into the area are of the opinion that the Brow area is a "Student Ghetto", one huge, get down party zone (and it has that reputation) They are transients, and have a blatant disregard for the area, no respect, regard or concern for permanent residents (or anyone for that matter) that live and work here.

Last year's "Drum and Bass" student tenants next door to me at #42, were of the same opinion (thinking it's a "Student Ghetto" that is) and even after a Section 80 Noise abatement notices had been served on all 5 x of them, they still did.

This year's tenants are not students. They work in construction in town. That's great then 😊 Eh, no, they were also of the opinion that this is one huge, get down party zone, and have also been issued with a Section 80 Noise abatement notice following a full professional party rig, with around 50 drunken/drugged up vile society's pond life's. I was just shredded and burnt out after that thing. The noise was unbearable; my house was vibrating + all the alcho/druggie babble, doors banging, people to and fro, taxis to and fro, screeching and hollering in and outside of the property and the stench of tobacco and cannabis in my hall stairs and landing 😊

Party's and noise still continue, but just below the radar of an OOH team call out.

In retaliation (to their Section 80 Noise abatement notice that is), one of the five at 42 Landcross, ripped some of my plants up in my front garden and through them at my front door (captured on cctv) Police wanted to prosecute (criminal damage and asb) but unable to get a clear picture of the culprit from the cctv images. It has been logged on file as a crime ref.

So: Every single weekend is just one giant noise fest; people to and fro, taxis to and fro, shouting, screeching, hollering, yelling, "music" pumping out ad finitum, from early evening until 6am in the morning. I took three weekends back in October 2021 to take 16 movie byte files of it all. Same every weekend. Weekdays? Are little better.

Sum Up to these Two specific points and elaboration to **Parking & Noise**.

The “**Fallowfield Brow**” location; a canopy of 7 x streets. 5 x streets moving South to North & 2 x streets East to West:-

Parking

The 3 x disabled parking spaces, 4 electric charging points and 1 standard parking space & at the start of term 4 extra spaces will be made available for the arrival of 425 students in this PBSA proposal is nothing more than tokenistic.

This proposal of minuscule provision of parking spaces, masquerading as a green agenda, is one of the most cynical parts of this proposal; it is clearly just a way of using maximum space for accommodation blocks.

Any planner, realistically, must realise that students will have cars and an additional 400 odd students will have even more and they will just find spaces in the already packed surrounding streets creating even more misery as well as traffic hazard and crime related matters for local residents.

Noise

A 13 x storey student accommodation block on this sensitive site adding 400 extra students to an area which has been allowed to become a student ghetto with all the poorly controlled antisocial behaviour that goes along with it is quite frightening.

The proposed 13 x storey block is unlikely to be a monastery in the sky. Of course, the new 400+ resident students will join in with the general mayhem, creating even more carnage for the long suffering full time residents on the Brow.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR HUW ROBERTS
Address	40 Landcross Road Fallowfield MANCHESTER M14 6NB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Appeal_Further objection points sent in 24-05-22.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR PETER SCOTT
Address	19 Victoria Road Manchester Manchester M14 6AQ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

This proposal will provide yet more student accommodation in Fallowfield which is an area already tested severely by noise disturbances through the night, litter, and anti-social behaviour. On these grounds alone the appeal should be denied. Furthermore, the policy of Manchester City Council is to encourage a more distributed and so less dense provision of student accommodation. This proposal undermines that and so the appeal should be denied.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS LOUISE SHAW
Address	369 princess road Manchester M14 7ER

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I am a long standing resident of the Fallowfield area. My 87 year old nanna has lived on Cawdor Road M146LQ since the 1960s. She raised a family when it was a community. People cared for the area as they lived there long term, or atleast for more than 3-5 years. I am 100% against the oakley planning because there are already too many students cramped into a small area that has gone completley downhill and unkept since becoming a student area. There are not enough doctors, youth centres and healthy facilities. The landlords don't take a duty of care in the properties, it is purely greed and profit for them and yourselves. The alleyways are always disgusting with building materials, fridges, other large household goods and general rubbish. There are too many late night parties and disruptive behavior as it is, we don't need anymore people contributing to that lifestyle. Broken glass constantly on the roads and pavements and in the park. Nos (metal) canisters dumped everywhere, especially platt fields park. Antisocial behavior. Large volumes of litter on the street constantly and in the park. Too many unhealthy food takeaways to accomodate for all the students instead of healthy facilities. Obscene graffiti constantly on walls that gets left by the council as it occurs so often is this area. The council have let it go to the slums with the amount of rubbish and the type of people occupying a small area. There is no community anymore. You can't cram anymore students in such a small area, nevermind their vehicles.

From: Kam <kam@appsession.co.uk>
Sent: 24 May 2022 15:35
To: North 1
Subject: Appeal Reference: APP/B4215/W/21/3286831 - Oakley, 188 Wilmslow Road, M14 6LJ

Dear Sir/Madam,

Re: APP/B4215/W/21/3286831
Oakley, 188 Wilmslow Road, M14 6LJ

I am writing on behalf of South East Fallowfield Residents Group, we sent an initial objection when the applicants applied for planning permission and we refer you to that. We would like to add that our views have not changed in the intervening period and our group fully support MCC's decision. In particular, we agree that this area is much too densely populated by students, this development does not promote a sustainable neighbourhood and is therefore contrary to SP1.

In addition, the harm to our park, and especially to the Shakespearean Gardens, would be severe and irreversible.

New Information

1) Damage to the Park

Since the planning deadline, we have continued to see ongoing, severe harm to our park and our neighbourhood. We attach three photos from the weekend of 21st April 2021 when hot weather sparked very large gatherings of predominantly student age people in the park and lead to huge amounts of noise, litter (including drug related litter) and public urination. We have also seen several other instances since, this is not an isolated incident and the pattern is always the same; hot weather + student term-time = this type of behaviour. Adding more student accommodation in an area which is already over-saturated would cause even more harm and be contrary to council policy (i.e. that there should be no more PBSA outside the Oxford Road corridor).







2) Data collected in our group between 23rd September and 11th November.

Following a group meeting on 22nd September our members agreed to report on our own spread sheet incidents of ASB and crime (we live in the M14 6 post code) so that we could get a clear view of all the different issues. Please see figures below;

Issues	Reported
Crime	31
Litter	77
Noise/Party	82
Vandalism	35

Issues	Duration/Time Spent
Crime	51
Litter	81
Noise/Party	132
Vandalism	61

The reported issues are from a small community area, and only provides a snapshot. The time spent on the issues are hours the community has spent to log the incident or had to deal with the matter. This does not take into account time spent from various organisations like the Police, Council, Waste Removal, etc.

We strongly believe that a lot of these problems occur because of the severe imbalance in our neighbourhood (and the large number of transient residents who are not vested in the community). Members who have lived in the area for many years have noticed a steep increase in ASB/crime which has been in line with the rise in student numbers. In addition, people who have recently moved from neighbouring areas have also been shocked by the difference in crime/ASB levels. The fact that the area was made a Cumulative Impact Policy area in 2014 is further evidence of this.

Rightmove Housing Listings	149	
Student Listings	146	97.90%
Non Student Rental Listings	4	2.10%

The area has a large imbalance of population, this can be seen on data provided from Rightmove, the area cannot attract families or professionals, if homes are not available in the area. The area is thus geared to increase student facilities such as fast-food outlets, which as an example leads to more litter.

With property in high demand, the local area has limited supply in terms of property for sale, compared to many areas of Manchester - of the properties for sale they are more geared to sell from Student Landlord to Student Landlord.

Conclusion

We would like to point out that we are not anti-student per se - many of us were former students, or have children who are, will be, or have been, students - but the problems we experience here have largely resulted from extreme levels of studentification.

As mentioned in our original objection, we believe that Oakley is a very special site and a good quality residential development would attract a range of permanent residents; re-locators, downsizers, young couples etc. Since the pandemic, many people, particularly the young, have moved from London to other cheaper cities to get a foot on the property ladder. Manchester is particularly attractive to this cohort and Fallowfield itself is fantastically located being close to the city centre as well as some of the most expensive suburbs; Didsbury and Chorlton.

We therefore urge you to uphold Manchester City Council's decision and dismiss this appeal.

Yours sincerely,

Kam Lai
Data Coordinator on behalf of SEFRG



24/05/2022

Planning ref: 129020/FO/2020

To whom it may concern

I wish to object to the above referenced planning application on behalf of the Friends of Platt Fields.
The objectives of the Friends are:

To promote the preservation, restoration, maintenance, and improvement of Platt Fields Park, and to encourage both a greater use by the public of the facilities available and high standards in the provision of such facilities.

Further to the reasons given in my letter of objection dated 31st January 2021, I wish to make additional comments:

1. **We agree with the Council's decision to refuse this application** - We are glad to see the Council acting to protect heritage assets and public green space.
2. **Wellbeing sessions in the Shakespearean Garden** – Since February 2020 we have been running a weekly gardening club in the Shakespearean Garden. These sessions are organised by a facilitator paid for by the Greater Manchester Mental Health & Wellbeing Fund, and are specially designed to provide activity for social prescription by local health practices, and to improve and maintain a public garden for the benefit of all.

At the time of the previous application these sessions were in their infancy, now we have a core group of volunteers. In 2021 a total of 43 volunteers undertook 1078 hours of volunteer activity, organised two community events and, raised £120 in donations. To date, 2022 has seen 16 volunteers undertake 338 volunteer hours, not to mention countless additional hours of work on events and funding applications by volunteers (see below).

Participants are referred to the sessions by their GP, and have reported improvements in their mental health by taking part. Participants also highlight the importance of this particular green space, and enjoy being part of a team working to improve it for the benefit of all.

Any development which impedes on this garden (including but not limited to; overshadowing, overlooking, tree loss, or noise or disruption in the short or long term) would completely ruin this space which has been a place of peace and tranquillity for the public for a century. Now, this garden is also a valuable setting for treatment of peoples' mental and physical health, and is a focal point of local community activity.

3. Policy SP1 states that planning should create sustainable neighbourhoods of choice.

Following events during summer 2021 and spring 2022, we are concerned about the additional pressure that this development would bring on the park. Additional student residences would increase the impact particularly on Platt Fields which would be the de-facto garden for the tenants. The area is already heavily imbalanced with a student population and sees increased impacts in terms of litter, antisocial behaviour, etc during term time. This development would only add to this perennial problem.

4. The 2019 Council Climate Emergency Resolution states “Investigate ways to ensure that future local plans place a mandatory requirement for all new development to be net zero carbon by the earliest possible date”. We object on the grounds that this is a good opportunity to take this aspiration seriously, and consider alternatives to the demolition and rebuilding of an otherwise functional building, and give far more consideration to other sustainability considerations.

(Further comments on the Shakespearean Garden)

5. Loss of privacy and noise. Local residents always mention how much they like the tranquillity of the garden, many refer to it as the ‘secret garden’ because it is away from the main part of the park and you walk down into it. If this student development goes ahead the privacy and noise coming from the windows will ruin the feeling of peace and calm. The fact that this is to be a student development will exacerbate these problems.

6. Community benefit of the garden. In the last year, we have hosted two very well attended family events; one for Halloween and the other a Christmas advent trail. These activities were great fun and enormously beneficial in bringing our community together.

7. Shakespearean Garden centenary event. The garden was opened in 1922, and we intend to hold a centenary event. We then wish to make this a regular annual event and we already have plans for 2023. I believe events of this nature create neighbourhood harmony and can also be a catalyst for regeneration but if this development goes ahead, I cannot see this continuing and these green shoots will be cut dead.

8. Grant funding. MCC recently awarded a grant of £3000 towards ‘general garden improvements’ and we are also due to receive a further substantial sum very shortly so that we can carry out more renovation work. Last year the RHS awarded us Award Level 3 - Advancing. This gave visitors and volunteers a real boost and we are hoping to win the gold award in the near future.

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.

On behalf of the Friends



Daniel Thomson (Chair)

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS ANNE TUCKER
Address	85 St Ives Road Manchester M14 5NH
Company/Group/Organisation Name	Platt Claremont residents association

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I represent a residents group of 1600 small terraced houses on the edge of Platt Fields.

I am writing to restate the objections i and many of my Neighbours have to this proposed development . Unfortunately, because of COVID restrictions we have been unable to hold emerging until the end of April 2022, at which concern was expressed that this proposal has been appealed.

We oppose the proposal i similar grounds to the first time

(1) there are already enormous numbers of students in accommodation around the park . They use it extensively. During lockdown there was significant anti social behaviour as several hundreds of them would congregates d drink heavily, urinate (and occasionally defecate) everywhere and leave vast amounts of rubbish including abs, bottles and drug equipment. They were also very intimidating to anyone who confronted them in any way. The prospect of adding many more is very unappealing.

(2) the proposal implies that this development will free up ordinary houses again for families. This has never been the case - instead the universities just get bigger and the demand for student accommodation swells. Additionally purpose built accommodation is much more expensive than private houses so poorer students still need these.

(3) Fallowfield struggles with frequent anti social behaviour as the huge number of students feel entitled to call it "a student area" where they can behave as they wish.

(4) the tower lock will in no way enhance the visual amenity of platt fields park; additionally it will throw significant shadow over the field there.

(5) the 5 storey lock will dwarf the small terraced housing on Langley Rd which is not anasset to long term residents.

(6) the streets I represent are extremely densely packed often with large families . They have no outdoor space just tiny back yards, therefore the park is a lifeline for them and it is extremely well used in all seasons. But especially in spring and summer . There is often embarrassment as children come into contact with ebullient noisy groups of students .

(7) students of course need outdoor spaces to socialise it there must be a balance between long and short- term residents . This proposal does nothing to maintain that balance.

We urge you to dismiss this appeal.

From: Paul Uncles <p.uncles@manchester.ac.uk>
Sent: 19 May 2022 14:24
To: North 1
Cc: Barry Coltrini
Subject: Appeal Ref: APP/B4215/W/21/3286831
Attachments: Letter to Watkin Jones Group 18.12.20.pdf

Dear Mr Bowring

Appeal Ref: APP/B4215/W/21/3286831
Appeal by USDAW, Watkin Jones Group Ltd and Wilmslow Road Manchester Ltd
Site Address: Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
PINS Case Officer: Des Bowring

The University provided the attached letter of support in December 2020 for the proposed Watkins Jones development on the USDAW site in Manchester.

In light of the upcoming appeal on the 22nd June, I am writing to confirm that The University's position on the proposal remains as outlined in the attached.

Please let me know if you require more information.

Kind regards

Paul

Paul Uncles | Head of Accommodation Planning | [Residential and Sport Services Division](#) | Directorate for the Student Experience | The University of Manchester | Owens Park, 293 Wilmslow Road, Manchester M14 6HD | Tel: +44 161 275 2881 | Mobile: 07787 154000 |

18 December 2020

Delivered by email

Mr David Taylor
Watkin Jones Group
7-9 Swallow Street
London, W1B 4DE

Dear David

**UNIVERSITY OF MANCHESTER SUPPORT FOR STUDENT ACCOMMODATION PROPOSALS AT THE
USDAW HEAD OFFICE SITE, WILMSLOW ROAD, FALLOWFIELD**

We write to confirm the University of Manchester's position regarding USDAW/Watkin Jones Group's (WJG) proposed student accommodation development at the above site. I understand that this letter will be submitted with the planning application for the proposals, to be taken in to account by Manchester City Council in determining the application.

The University of Manchester note the City Council's adopted development plan policy position in relation to the preferred location for purpose built student accommodation, as outlined in Policy H12; that being that schemes should be close to University campuses or high frequency public transport routes that pass that area. H12 also notes that priority should be given to proposals that are progressed in partnership with a Higher Education Institution.

We have been working closely with WJG over a number of months in relation to their proposals. You have engaged with us regularly in developing the design, both externally and internally, and we are satisfied that you have taken all comments on board.

The University of Manchester recognise the unique opportunity that this scheme presents, particularly in regards to the following considerations:

- The site's location, both on a highly frequent public transport route that affords easy and quick access to the University's teaching campus, and adjacent to Fallowfield Campus which enables us to provide students with welfare and pastoral care;
- The scheme deals sympathetically with the heritage aspects of the property, retaining a valued Villa that contributes positively to the character of the area and which will make an appealing communal space for the students that occupy the development;

- The development is at a human scale reflective of its local context and includes valuable and high quality amenity and open space;
- The anticipated price point is competitive, will compare well with the University's own accommodation at Unsworth Park, and provide a realistic and attractive alternative to a number of HMOs in the Fallowfield area;
- The scheme will support the City Council's recently confirmed aim to better satisfy demand for purpose built student accommodation by providing a greater diversity of supply. The proposed development is in keeping with our student welfare and mental health considerations and is in a location that we can support.

Overall the proposed scheme is situated in a sustainable, convenient location close to our Fallowfield Campus with excellent public transport links. It will offer students a good environment to learn and live in, benefitting from a high level of accessibility, the broad spectrum of local amenities and close the pastoral support we deliver through the Fallowfield Campus.

I look forward to continuing our discussions on the proposals, hopefully in light of a positive determination of the planning application.

Yours sincerely



Diana Hampson
Director of Estates and Facilities, University of Manchester

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MS EMMA WATSON
Address	17 Amherst Road MANCHESTER M14 6UG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I would like to strongly oppose this appeal.

Having lived in the area since September last year, I have witnessed how badly it is dominated by the student population who largely don't respect the other residents.

I have been kept awake on countless occasions by the hoards of students roaming the streets; house parties that we've had to make numerous noise complaints about; even had the police involved in anti-social behaviour. On top of the bigger things it's the little ones like having to pick up the beer cans and pizza boxes that have been thrown into my garden, to having my bins stolen on a frequent basis by students on the street, cars parked across our driveway, witnessing drug dealers pull up and do deals at student houses right in front of my eyes... and so on.

Simply put we can't have more students in this area - we should be making it more appealing to young professionals and families to bring the area up, not continue to bring it down.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MRS CARA WHEELER
Address	33 Derby Road MANCHESTER M14 6UX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I wish to object to this appeal. Having lived here since 1992 and raised our family here we have experienced, and continue to experience the significant impact of an unbalanced community- the impact of the high number of students and hmos has created stress, sleepless nights due to noise and partying ,bin and refuse issues, asb, the loss of community shops in Fallowfield,among other community issues. This application appeal does not promote a sustainable neighbourhood. The area already has an unbalanced population with very large numbers of students.56% of the population of the M14 6 postcode are students. Policy SP1 states that planning should create sustainable neighbourhoods of choice.

Harm to Platt Fields Park (especially the recently restored Shakespearean Gardens) and users of the park - the park will become a student playground because there is little amenity space within the development which is right next to the park. This may lead to an increase in alcohol and drug use in the park as well as increases in noise and litter and there has been much evidence of this in warm weather (eg ;

Parking issues - there will be 3 x disabled parking spaces, 4 electric charging points and 1 standard parking space. At the start of term 4 extra spaces will be made available for the arrival of 425 students. This will create parking problems elsewhere, many students bring a car to University (especially now due to pandemic); our road is packed with student cars during university term time. Overload on local services - more pressure on local services such as supermarkets, doctors surgery, public transport;

More students are likely to lead to more student night life in the area and more disturbance for residents who want to sleep;

Loss of biodiversity and trees, drainage issues due to more foundations and hard surfacing;

Likely increase in noise and anti-social behaviour likely to increase due to volume of people on the site;

Transport issues - Wilmslow Road is already very congested, adding hundreds more students to a site close to schools is likely to create more problems;

Visual amenity - the height of the tower and other blocks will spoil the skyline especially for users of Platt Fields park;

The developers claim it will lead to the freeing up of family houses in the community but there is no policy to support this and thus is likely to increase the numbers of students in the area who may wish to live in house shares in second and third year. The cost of the accommodation on this site is significantly more expensive than rent in a house share in this area

Council Policy H12 states that "purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area" This site is outside of that area which stops at Hathersage Road.

The view from the park and our homes could look out of keeping with an area we want to restore for community living: a huge 13 storey tower is undesirable. The development has the potential to drive the remaining few permanent residents away from this area. The nail on the coffin if you like of living in an unbalanced community. Thank you for considering my objections.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/21/3286831

DETAILS OF THE CASE

Appeal Reference	APP/B4215/W/21/3286831
Appeal By	UNION OF SHOP, DISTRIBUTIVE AND ALLIED WORKERS, WATKIN JONES GROUP LTD, WILMSLOW ROAD MANCHESTER LTD
Site Address	Oakley 188 Wilmslow Road Manchester M14 6LJ

SENDER DETAILS

Name	MR PAUL WHEELER
Address	33 Derby rd Fallowfield Manchester Manchester Lancashire M14 6UX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I oppose this development as it will have a large negative impact on the area. Bringing in over 400 students to this area will reverse years of positive action attempting to make the area more family and mixed-use.

The site is inappropriate and will add to severe traffic problems on this main route into Manchester

The site is inappropriate as it will add to anti-social behaviour in the area - particularly noise nuisance, street drinking, late night noise, litter and will encourage more students to settle in this area with a negative impact on the longterm permanent residents.

This is an attractive site which could be put to a far better use to enhance the local environment.

The area is increasingly suffering with litter and graffiti and visible street drug use and sales - such a development will add to this when many in the community are working hard to improve the local area.

I hope you will reject this proposal.