

Oakley Villa Planning Application Supplementary Comments 129020/FS/2020

Fallowfield Community Guardians <fallowfieldcgs@gmail.com>

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Dear Ms Roscoe

Oakley Villa Planning Application Supplementary Comments 129020/FS/2020

We would like to add some additional comments to our objection from Community Guardians in Fallowfield. Our objection to the planning application to create 425 student PBSA rooms on the site of the USDAW building could not be more intense.

The harm to the community and to the users of Platt Fields Park have been demonstrated in the last few days as a result of the warm winter weather. Platt Fields Park has become one huge beer garden for students and the impact this has on the residential community has prompted a variety of residents to contact me with comments including:

"Who can we complain to about the mess in Platt Fields Park? When I was here on Sunday it was chockablock with people (mainly young people) drinking and hanging out, clearly covid breaching. The hill is COVERED in litter." (Tuesday March 2nd 8am)

"This rubbish happens every year in Platt, as soon as the sun comes out everyone comes to the park". (Monday 1pm)

"This week, I counted 6 x renovations going on in the Brow. I've never known that during term time before..."

The noise this week with the arrival of some sun. Students are full on. Streets are packed with endless to and fro to the park (which is quite frankly a no-go) and noisy nights with house parties". (resident Fallowfield Brow, March 2nd)

Young mother with a toddler distressed and left the park after witnessing drug dealing (Feb 27th)

Mother with school aged children visited the park twice over the weekend and both times felt she had to leave due to swearing and foul language coming from student groups socialising and because of the strong smell of cannabis (Fri and Sat Feb 27/28th).

"The number of students entering the park carrying boxes of beer and bags with alcohol mid afternoon was shocking. The atmosphere was like a festival. It's still winter". (Monday March 1st).

Please see attached evidence of the harm to the park and the community by the overload of students living in Fallowfield. The litter is appalling and most of it is alcohol waste. The toilets are not open in the park so no doubt there will have been a lot of public urination or worse.

MCC park clean up costs are paid by people like us who pay council tax. Students and landlords do not (and we are in the minority because 56% of the population are students in the M14 6 postcode).

Students use Platt Fields Park as a beer garden. The effect for local residents is destructive. Please see attached further evidence of harm which is happening. This is not a sustainable community because there are too many students.

We have just seen an article in Manchester Evening News which highlights the problems mentioned above and includes further details of the harm caused to other members of the community who aren't in our group.

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/platt-fields-park-gatherings-warning-19932030>

The application to add any more students to this area must be refused to uphold Policy SP1 to create sustainable neighbourhoods of choice.

Yours

Sue Hare
Community Guardian Coordinator