

## Comments for Planning Application 129020/FO/2020

planning@manchester.gov.uk <planning@manchester.gov.uk>

Wed 03/03/2021 17:26

To: Robert Griffin <robert.griffin@manchester.gov.uk>

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:26 PM on 03 Mar 2021 from Mrs Jessica Kippen.

### Application Summary

**Address:** Oakley 188 Wilmslow Road Manchester M14 6LJ

**Proposal:** Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site

**Case Officer:** Robert Griffin

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### Customer Details

**Name:** Mrs Jessica Kippen

**Email:** kippen31@gmail.com

**Address:** St James C of E Primary School Cromwell Range  
Manchester

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** To whom it may concern,

We, St James C of E Primary School, would like to make known our objection to the current plan in place for 188 Wilmslow Road.

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

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

than district centres.

With such dense development, would come a huge increase of traffic which the area cannot support. The development itself provides very little parking, students would then be forced to park cars on surrounding streets, leading to congestion and increasingly hazardous roads.

An additional 400 plus students would increase noise and anti-social behaviour, both of which have already increased exponentially with the development of Unsworth and Uttley behind Owen's Park. There would also, sadly, be increased litter in the area, leading to further issues of pest infestations, such as rats.

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

As a school, we are aware that families are increasingly struggling with the journey to and from school due to an increase in traffic volume from both students and parents taking their children by car to both of the Manchester Grammar Schools.

Finally, we are very concerned about any effect this development would have on Platt Fields park. As children in a high density city, our children needs access to open green spaces. The development would mean that 400 students would have a piece of the park as their garden instead.

Under Section 106, new developments must add value to an area, and we do not think this is the case for this proposal.

The development would further imbalance the community, would have detrimental impact on trees, noise levels, traffic, infrastructure, and is at odds with the Council's core strategy.

Yours Sincerely,

Jessica Kippen  
Chair of Governors  
St James C of E Primary School  
Cromwell Range

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addressed.

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