

Consultation list for appeal APP/B4215/W/21/3286831
Appeal at Oakley, 188 Wilmslow Road, Manchester, M14 6LJ

Councillor Zahra Alijah, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Ali Ilyas, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Jade Doswell, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Neighbourhood Team Leader (Arboriculture), Room 3 Block D, Hooper Street Depot, Off Midland Street, Manchester, M12 6LA
Parks & Events, Level 1 THX
MCC Flood Risk Management,
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
United Utilities Water PLC, 1st Floor Thrilmere House, Lingley Green Avenue, Warrington, WA5 3LP
Transport For Greater Manchester, 2 Piccadilly Place, Manchester, M1 3BN
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne, OL6 6DL
South East Fallowfield Residents Association, 27 Clifton Avenue, Manchester, M14 6UD
Environment Agency, Richard Fairclough House, Knutsford Road, Warrington, WA4 1HT
Rusholme, Fallowfield & Moss Side Civic Society, Via Email
Manchester Metropolitan University, All Saints Building, 5th Floor, Oxford Road, Manchester, M15 6BH
University Of Manchester, Directorate Of Estates & Facilities, Beyer Building, Oxford Road, Manchester, M13 9PL
39 Cringle Hall Road, Manchester, M19 2HU
14 Cleeve Road, Manchester, M23 0FT
24 Derby Road, Manchester, M14 6UW
6 Barlow Hall Road, Manchester, M21 7JN
16 Birch Grove, Manchester, M14 5JY
2C Egerton Road, Manchester, M14 6XW
33 Beverly Road, Manchester, M14 6TH
16 Redshaw Close, Manchester, M14 6JB
Egerton House, 14 Whiteoak Road, Manchester, M14 6UA
12 Redshaw Close, Manchester, M14 6JB
9 Moon Grove, Manchester, M14 5HE
7 Park Range, Manchester, M14 5HP
16 Park Range, Manchester, M14 5HQ
6 Redclyffe Avenue, Manchester, M14 5RG
18 Rusholme Grove, Manchester, M14 5AR
Basement And Ground Floor, 244 Wilmslow Road, Manchester, M14 6LD
246A Wilmslow Road, Manchester, M14 6LD
Flat 2, 224 Wilmslow Road, Manchester, M14 6LE
4 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
Flat 2, 19 Landcross Road, Manchester, M14 6LZ
Flat V Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP

Flat Q Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat K Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 6 Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat F Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat A Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 93, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 84, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 81, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 74, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 53, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 41, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 40, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 35, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 31, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 14, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 9, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 5, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 23, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 24, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 22, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 20, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
29 Albion Road, Manchester, M14 6LU
64 Cawdor Road, Manchester, M14 6LR
4 Cawdor Road, Manchester, M14 6LQ
11 Langley Road, Manchester, M14 6LL
42 Landcross Road, Manchester, M14 6NB
31 Landcross Road, Manchester, M14 6LZ
11 Landcross Road, Manchester, M14 6LZ
1 Furness Road, Manchester, M14 6LY
61 Furness Road, Manchester, M14 6LX
57 Furness Road, Manchester, M14 6LX
52 Furness Road, Manchester, M14 6LX
49 Furness Road, Manchester, M14 6LX
38 Furness Road, Manchester, M14 6LX
27 Furness Road, Manchester, M14 6LX
33 Furness Road, Manchester, M14 6LX
59 Mabfield Road, Manchester, M14 6LW
Ground Floor, 1 Mabfield Road, Manchester, M14 6LP
252 Wilmslow Road, Manchester, M14 6LD
244 Wilmslow Road, Manchester, M14 6LD
Flat 1, 250 Wilmslow Road, Manchester, M14 6LD
232A Wilmslow Road, Manchester, M14 6LE
222 Wilmslow Road, Manchester, M14 6LF
15 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
16 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
43 Mabfield Road, Manchester, M14 6LW
40 Mabfield Road, Manchester, M14 6LW
33 Mabfield Road, Manchester, M14 6LW
30 Mabfield Road, Manchester, M14 6LW
35 Albion Road, Manchester, M14 6LU

22 Albion Road, Manchester, M14 6LU
18 Albion Road, Manchester, M14 6LU
5 Albion Road, Manchester, M14 6LT
14 Albion Road, Manchester, M14 6LT
65 Cawdor Road, Manchester, M14 6LS
41 Cawdor Road, Manchester, M14 6LS
Flat X Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat W Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat R Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat E Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 99, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 98, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 90, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 88, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 85, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 71, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 51, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 50, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 46, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 39, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
64 Landcross Road, Manchester, M14 6NB
15 Furness Road, Manchester, M14 6LY
24 Albion Road, Manchester, M14 6LU
9 Albion Road, Manchester, M14 6LT
4 Albion Road, Manchester, M14 6LT
67 Cawdor Road, Manchester, M14 6LS
49 Cawdor Road, Manchester, M14 6LS
22 Cawdor Road, Manchester, M14 6LQ
14 Cawdor Road, Manchester, M14 6LQ
20 Mabfield Road, Manchester, M14 6LP
14 Mabfield Road, Manchester, M14 6LP
39 Langley Road, Manchester, M14 6LN
Lees, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
72 Landcross Road, Manchester, M14 6NB
24 Cawdor Road, Manchester, M14 6LQ
48 Cawdor Road, Manchester, M14 6LR
24 Mabfield Road, Manchester, M14 6LP
48 Landcross Road, Manchester, M14 6NB
46 Landcross Road, Manchester, M14 6NB
17 Landcross Road, Manchester, M14 6LZ
13 Landcross Road, Manchester, M14 6LZ
9 Furness Road, Manchester, M14 6LY
12 Furness Road, Manchester, M14 6LY
55 Furness Road, Manchester, M14 6LX
32 Furness Road, Manchester, M14 6LX
30 Furness Road, Manchester, M14 6LX
61 Mabfield Road, Manchester, M14 6LW
28 Landcross Road, Manchester, M14 6NB
Ashgate, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP

226 - 230 Wilmslow Road, Manchester, M14 6LE
250 Wilmslow Road, Manchester, M14 6LD
210 Wilmslow Road, Manchester, M14 6LF
12 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
19 Albion Road, Manchester, M14 6LT
36 Mabfield Road, Manchester, M14 6LW
42 Albion Road, Manchester, M14 6LU
25 Albion Road, Manchester, M14 6LU
13 Albion Road, Manchester, M14 6LT
47 Cawdor Road, Manchester, M14 6LS
2A Albion Road, Manchester, M14 6LT
240B Wilmslow Road, Manchester, M14 6LD
23 Mabfield Road, Manchester, M14 6LW
Flat Y Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat T Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat G Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat B Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 57, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 56, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 55, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 8 Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 94, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 83, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 45, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 77, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 72, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 49, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 44, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 33, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 13, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 10, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 25, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
35 Landcross Road, Manchester, M14 6LZ
56 Furness Road, Manchester, M14 6LX
40 Furness Road, Manchester, M14 6LX
11 Albion Road, Manchester, M14 6LT
44 Cawdor Road, Manchester, M14 6LR
224 Wilmslow Road, Manchester, M14 6LE
234 Wilmslow Road, Manchester, M14 6LE
62 Landcross Road, Manchester, M14 6NB
24 Landcross Road, Manchester, M14 6NA
47 Mabfield Road, Manchester, M14 6LW
35 Mabfield Road, Manchester, M14 6LW
33 Albion Road, Manchester, M14 6LU
53 Cawdor Road, Manchester, M14 6LS
33 Cawdor Road, Manchester, M14 6LS
28 Cawdor Road, Manchester, M14 6LR
2 Albion Road, Manchester, M14 6LT
9 Mabfield Road, Manchester, M14 6LP
3 Mabfield Road, Manchester, M14 6LP

29 Langley Road, Manchester, M14 6LN
3 Cawdor Road, Manchester, M14 6LG
32 Landcross Road, Manchester, M14 6NB
13 Furness Road, Manchester, M14 6LY
26 Furness Road, Manchester, M14 6LX
30 Albion Road, Manchester, M14 6LU
39 Cawdor Road, Manchester, M14 6LS
36 Cawdor Road, Manchester, M14 6LR
30 Cawdor Road, Manchester, M14 6LR
15 Mabfield Road, Manchester, M14 6LP
11 Mabfield Road, Manchester, M14 6LP
7 Cawdor Road, Manchester, M14 6LG
Manchester High School For Girls, Grangethorpe Road, Manchester, M14 6HS
149 Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 69, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 66, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 64, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 63, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 62, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 61, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 58, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 47, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 29, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 28, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 2, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
22 Landcross Road, Manchester, M14 6NA
41 Landcross Road, Manchester, M14 6LZ
49 Mabfield Road, Manchester, M14 6LW
66 Cawdor Road, Manchester, M14 6LR
16 Mabfield Road, Manchester, M14 6LP
37 Langley Road, Manchester, M14 6LN
4A Furness Road, Manchester, M14 6LY
66 Landcross Road, Manchester, M14 6NB
45 Landcross Road, Manchester, M14 6LZ
43 Landcross Road, Manchester, M14 6LZ
7 Furness Road, Manchester, M14 6LY
2 Furness Road, Manchester, M14 6LY
35 Furness Road, Manchester, M14 6LX
35 Cawdor Road, Manchester, M14 6LS
2 Cawdor Road, Manchester, M14 6LQ
25 Cawdor Road, Manchester, M14 6LG
Frinton House, Mabfield Road, Manchester, M14 6LP
Ground Floor, 246 Wilmslow Road, Manchester, M14 6LD
212 Wilmslow Road, Manchester, M14 6LF
18 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
25 Mabfield Road, Manchester, M14 6LW
5 Landcross Road, Manchester, M14 6LZ
12 Albion Road, Manchester, M14 6LT
71 Cawdor Road, Manchester, M14 6LS
57 Cawdor Road, Manchester, M14 6LS
63 Cawdor Road, Manchester, M14 6LS

Flat 3, 19 Landcross Road, Manchester, M14 6LZ
 240A Wilmslow Road, Manchester, M14 6LD
 4 Riga Road, Manchester, M14 6JN
 6 Riga Road, Manchester, M14 6JJ
 33 Landcross Road, Manchester, M14 6LZ
 43 Langley Road, Manchester, M14 6LN
 31 Albion Road, Manchester, M14 6LU
 21 Albion Road, Manchester, M14 6LT
 12 Cawdor Road, Manchester, M14 6LQ
 1A Mabfield Road, Manchester, M14 6LP
 Ground Floor Flat, Lees Annexe Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Top Flat, 210 Wilmslow Road, Manchester, M14 6LF
 Top Flat, 220 Wilmslow Road, Manchester, M14 6LF
 Flat Above, 214 - 216 Wilmslow Road, Manchester, M14 6LF
 Top Flat, 212 Wilmslow Road, Manchester, M14 6LF
 Top Flat, 218 Wilmslow Road, Manchester, M14 6LF
 Top Flat, 208 Wilmslow Road, Manchester, M14 6LF
 Flat 2, 56 Cawdor Road, Manchester, M14 6LR
 56 Cawdor Road, Manchester, M14 6LR
 Flat 1, 56 Cawdor Road, Manchester, M14 6LR
 50 Cawdor Road, Manchester, M14 6LR
 6 Furness Road, Manchester, M14 6LY
 Flat 1, 19 Landcross Road, Manchester, M14 6LZ
 12 Landcross Road, Manchester, M14 6NA
 9 Landcross Road, Manchester, M14 6LZ
 3 Furness Road, Manchester, M14 6LY
 66 Furness Road, Manchester, M14 6LX
 50 Furness Road, Manchester, M14 6LX
 23 Albion Road, Manchester, M14 6LT
 18 Cawdor Road, Manchester, M14 6LQ
 7 Mabfield Road, Manchester, M14 6LP
 12 Mabfield Road, Manchester, M14 6LP
 27 Cawdor Road, Manchester, M14 6LG
 11 Cawdor Road, Manchester, M14 6LG
 Flat U Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Flat N Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Flat J Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Flat 92, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 79, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 78, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 76, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 68, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 65, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 26, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 17, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Flat 4, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 34 Landcross Road, Manchester, M14 6NB
 23 Furness Road, Manchester, M14 6LY

14 Furness Road, Manchester, M14 6LY
44 Mabfield Road, Manchester, M14 6LW
33 Langley Road, Manchester, M14 6LN
17 Cawdor Road, Manchester, M14 6LG
6 Landcross Road, Manchester, M14 6NA
21 Landcross Road, Manchester, M14 6LZ
24 Furness Road, Manchester, M14 6LY
60 Furness Road, Manchester, M14 6LX
34 Furness Road, Manchester, M14 6LX
43 Furness Road, Manchester, M14 6LX
37 Mabfield Road, Manchester, M14 6LW
50 Landcross Road, Manchester, M14 6NB
27 Landcross Road, Manchester, M14 6LZ
First Floor Flat, Lees Annex Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
248 Wilmslow Road, Manchester, M14 6LD
236 - 238 Wilmslow Road, Manchester, M14 6LE
Ground Floor And Basement, 224 Wilmslow Road, Manchester, M14 6LE
248A Wilmslow Road, Manchester, M14 6LD
208 Wilmslow Road, Manchester, M14 6LF
8 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
7 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
16 Albion Road, Manchester, M14 6LU
27 Mabfield Road, Manchester, M14 6LW
36 Albion Road, Manchester, M14 6LU
26 Albion Road, Manchester, M14 6LU
6 Albion Road, Manchester, M14 6LT
1 Albion Road, Manchester, M14 6LT
61 Cawdor Road, Manchester, M14 6LS
Ward, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Beherens House, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
142 Cowesby Street, Manchester, M14 4UW
12 Clifden Road, London, E5 0LQ
1 Burford Drive, Manchester, M16 8FJ
3 Victoria Grove, Manchester, M14 6BF
69 Claridge Road, Manchester, M21 9WQ
17 Birch Grove, Manchester, M14 5JX
Flat L Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat H Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat D Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 4 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 3 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 103, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 102, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 97, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 89, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 82, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 80, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 75, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 73, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 70, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ

Flat 67, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 43, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 21, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 15, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
40 Landcross Road, Manchester, M14 6NB
19 Furness Road, Manchester, M14 6LY
36 Furness Road, Manchester, M14 6LX
60 Cawdor Road, Manchester, M14 6LR
58 Landcross Road, Manchester, M14 6NB
37 Landcross Road, Manchester, M14 6LZ
25 Landcross Road, Manchester, M14 6LZ
4 Furness Road, Manchester, M14 6LY
73 Furness Road, Manchester, M14 6LX
68 Furness Road, Manchester, M14 6LX
64 Furness Road, Manchester, M14 6LX
63 Furness Road, Manchester, M14 6LX
32 Albion Road, Manchester, M14 6LU
42 Cawdor Road, Manchester, M14 6LR
8 Cawdor Road, Manchester, M14 6LQ
26 Mabfield Road, Manchester, M14 6LP
1 Cawdor Road, Manchester, M14 6LG
St James C of E Primary School, Cromwell Range, Manchester, M14 6HW
27 Alford Avenue, Manchester, M20 1AQ
5 Moon Grove, Manchester, M14 5HE
5 Beech Grove, Manchester, M14 6UY
16 Stanley Avenue, Manchester, M14 5HB
The Coach House, 1A Derby Road, Manchester, M14 6UN
45 Brighton Grove, Manchester, M14 5JG
Flat 7, Ashburne House, 100 Oxford Place, Manchester, M14 5SF
169 Hart Road, Manchester, M14 7BA
17 Lower Park Road, Manchester, M14 5RQ
5 Telfer Avenue, Manchester, M13 0XD
7A Beech Grove, Manchester, M14 6UY
13 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
33 Parsonage Road, Manchester, M20 4PS
2 Orville Drive, Manchester, M19 2JW
100 Bonnevillle Gardens, London, SW4 9LE
4 Brunswick Road, Manchester, M20 4GA
12/8 Tower place, Tower Place, Edinburgh, EH6 7BZ
1 Wellington Road, Old Moat, Manchester, M14 6FA
26 St Marks Street, London, E1 8EF
21 Langley Road, Manchester, M14 6LL
21 Clifton Avenue, Manchester, M14 6UD
7 Norman Road, Manchester, M14 5LF
34 Hall Road, Manchester, M14 5HL
24 Birch Grove, Manchester, M14 5JY
Flat D, 1 Trinity Rise, Herne Hill, London, SW2 2QP

2F Egerton Road, Manchester, M14 6XW
80 Appleby Lodge, Manchester, M14 6HG
1 Brompton Road, Manchester, M14 7QA
8 Wald Avenue, Manchester, M14 6TE
85 St Ives Road, Manchester, M14 5NH
16 Stanley Avenue, Manchester, M14 5HB
2A Egerton Road, Manchester, M14 6XW
16 Roseleigh Avenue, Manchester, M19 2NP
9 Lower Park Road, Manchester, M14 5RQ
5 Park Range, Manchester, M14 5HP
84A Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 15, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
139 Thomson Road, Manchester, M18 7GW
20 Harris Yard, Saffron Walden, Essex, CB11 3AR
54 Landcross Road, Manchester, M14 6NB
5 Furness Road, Manchester, M14 6LY
29 Mabfield Road, Manchester, M14 6LW
54 Cawdor Road, Manchester, M14 6LR
46 Cawdor Road, Manchester, M14 6LR
10 Cawdor Road, Manchester, M14 6LQ
13 Mabfield Road, Manchester, M14 6LP
35 Langley Road, Manchester, M14 6LN
23 Cawdor Road, Manchester, M14 6LG
52 Landcross Road, Manchester, M14 6NB
14 Landcross Road, Manchester, M14 6NA
3 Landcross Road, Manchester, M14 6LZ
29 Landcross Road, Manchester, M14 6LZ
8 Furness Road, Manchester, M14 6LY
21 Furness Road, Manchester, M14 6LY
18 Furness Road, Manchester, M14 6LY
44 Furness Road, Manchester, M14 6LX
42 Furness Road, Manchester, M14 6LX
37 Furness Road, Manchester, M14 6LX
25 Furness Road, Manchester, M14 6LX
17 Furness Road, Manchester, M14 6LY
Upper Flat, 1 Mabfield Road, Manchester, M14 6LP
Wardens Flat, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Mary Worthington, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 2, 250 Wilmslow Road, Manchester, M14 6LD
218 Wilmslow Road, Manchester, M14 6LF
41 Mabfield Road, Manchester, M14 6LW
32 Cawdor Road, Manchester, M14 6LR
18 Mabfield Road, Manchester, M14 6LP
19 Mabfield Road, Manchester, M14 6LW
39 Albion Road, Manchester, M14 6LU
37 Albion Road, Manchester, M14 6LU
29 Cawdor Road, Manchester, M14 6LS
Flat 5, 6 Copper Place, Manchester, M14 7FZ
30 Balleratt Street, Manchester, M19 3DF
13 Horton Road, Manchester, M14 7QB
17A Stephens Road, Manchester, M20 4XA

35 Calabria Road, London, N5 1Hz
2B Clifton Avenue, Manchester, M14 6UB
15 Norman Road, Manchester, M14 5LF
4 Redclyffe Avenue, Manchester, M14 5RG
Flat 72, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
19 Park Range, Manchester, M14 5HR
7 Besford Close, Manchester, M14 6NF
10 Kinnaird Road, Manchester, M20 4QL
Flat 5, 2 - 4 Birch Polygon, Manchester, M14 5HX
223 Heald Place, Manchester, M14 5WL
5 Telfer Avenue, Manchester, M13 0XD
12 Clifton Avenue, Manchester, M14 6UB
13 Lower Park Road, Manchester, M14 5RQ
12 Birch Grove, Manchester, M14 5JY
15 Fairview Avenue, Manchester, M19 2AN
3 Amherst Road, Manchester, M14 6UG
30 Thornholme Road, Marple, Stockport, SK6 7LH
50 Norman Road, Manchester, M14 5LE
28 Aston House, Wandsworth Road, London, SW8 4ER
3 Redclyffe Avenue, Manchester, M14 5RG
Flat 11, Denison Court, 12 Lower Park Road, Manchester, M14 5QY
101A Wellington Road, Old Moat, Manchester, M14 6AY
81 Brailsford Road, Manchester, M14 6PX
21 Birch Grove, Manchester, M14 5JX
93 Wythenshawe Road, Sale, M33 2JZ
Flat 11, Melmar Court, 36 Heaton Road, Manchester, M20 4PU
17 Langley Road, Manchester, M14 6LL
8 Redclyffe Avenue, Manchester, M14 5RG
26 Derby Road, Manchester, M14 6UW
11 Beech Grove, Manchester, M14 6UY
15 Lower Park Road, Manchester, M14 5RQ
4 Besford Close, Manchester, M14 6NF
65 Arnfield Road, Manchester, M20 4AG
149 Queens Road, Manchester, M8 0QY
2 Birch Grove, Manchester, M14 5JY
5 Redclyffe Avenue, Manchester, M14 5RG
The Coach House, 1A Derby Road, Manchester, M14 6UN
38 Clyde Road, Manchester, M20 2WJ
2A Amherst Road, Manchester, M14 6UQ
7 Rose Cottages, Ladybarn Lane, Manchester, M14 6YR
182 Grangethorpe Road, Manchester, M14 6JA
Little Klabang Farm, Laxfield, LP13 8HF
3 Quarry Hill Place, Strangford, Downpatrick, BT30 7HN
32 Birch Grove, Manchester, M14 5JU
Hobcroft House, Hobcroft Lane, Mobberley, WA16 7QS
Flat 62, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
24 Victoria Road, Old Moat, Manchester, M14 6AP
1 Besford Close, Manchester, M14 6NF
17 Amherst Road, Manchester, M14 6UG
37 Seymour Road, London, N8 0BJ
32 Beech Grove, Manchester, M14 6UY

66 Yew Tree Road, Manchester, M14 7PP
4 Chorlton Villas, 105 Hardy Lane, Manchester, M21 8DN
64 Beverly Road, Manchester, M14 6TH
9 Birch Grove, Manchester, M14 5JX
32 Park Range, Manchester, M14 5HQ
Mitford Court, Derby Road, Manchester, M14 6WD
6 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
69 Ladybarn Lane, Manchester, M14 6YL
20 Crescent Range, Manchester, M14 5RW
Flat 12, Denison Court, 12 Lower Park Road, Manchester, M14 5QY
11 Hembury Avenue, Manchester, M19 1FH
24A Birch Grove, Manchester, M14 5JY
22 Brook Road, Manchester, M14 6UF
11 Norman Road, Manchester, M14 5LF
9 Rupert Terrace, Reddish, Stockport, SK5 6DY
Wandsworth Road, 27 Aston House, London, SW8 4ER
Flat 27, Cundiff Court, Fairbourne Road, Manchester, M19 3HZ
St Margarets Rectory, Rufford Road, Manchester, M16 8AE
5 Hadfield Close, Manchester, M14 5LY
6 Birch Polygon, Manchester, M14 5HX
11 Birch Grove, Manchester, M14 5JX
19 Victoria Road, Manchester, M14 6AQ
Flat D, 1 Trinity Rise, London, SW2 2QP
44 Landcross Road, Manchester, M14 6NB
26 Landcross Road, Manchester, M14 6NB
39 Furness Road, Manchester, M14 6LX
50 Mabfield Road, Manchester, M14 6LW
48 Mabfield Road, Manchester, M14 6LW
42 Mabfield Road, Manchester, M14 6LW
8 Albion Road, Manchester, M14 6LT
5 Mabfield Road, Manchester, M14 6LP
25 Langley Road, Manchester, M14 6LL
1 Riga Road, Manchester, M14 6JG
34 Mabfield Road, Manchester, M14 6LW
44 Albion Road, Manchester, M14 6LU
62 Cawdor Road, Manchester, M14 6LR
27 Langley Road, Manchester, M14 6LL
23 Langley Road, Manchester, M14 6LL
13 Langley Road, Manchester, M14 6LL
5 Cawdor Road, Manchester, M14 6LG
20 Landcross Road, Manchester, M14 6NA
7 Landcross Road, Manchester, M14 6LZ
51 Landcross Road, Manchester, M14 6LZ
23 Landcross Road, Manchester, M14 6LZ
22 Furness Road, Manchester, M14 6LY
71 Furness Road, Manchester, M14 6LX
41 Furness Road, Manchester, M14 6LX
57 Mabfield Road, Manchester, M14 6LW
Warehouse Rear Of 244, Wilmslow Road, Manchester, M14 6LD
214 - 216 Wilmslow Road, Manchester, M14 6LF
2 Hilltop Court, Wilmslow Road, Manchester, M14 6LH

1 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
17 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
10 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
31 Cawdor Road, Manchester, M14 6LS
34 Albion Road, Manchester, M14 6LU
27 Albion Road, Manchester, M14 6LU
59 Cawdor Road, Manchester, M14 6LS
51 Cawdor Road, Manchester, M14 6LS
45 Cawdor Road, Manchester, M14 6LS
37 Cawdor Road, Manchester, M14 6LS
Flat 4, 224 Wilmslow Road, Manchester, M14 6LE
74 Landcross Road, Manchester, M14 6NB
38 Landcross Road, Manchester, M14 6NB
18 Landcross Road, Manchester, M14 6NA
1 Landcross Road, Manchester, M14 6LZ
54 Furness Road, Manchester, M14 6LX
31 Furness Road, Manchester, M14 6LX
38 Mabfield Road, Manchester, M14 6LW
40 Albion Road, Manchester, M14 6LU
69 Cawdor Road, Manchester, M14 6LS
55 Cawdor Road, Manchester, M14 6LS
43 Cawdor Road, Manchester, M14 6LS
6 Cawdor Road, Manchester, M14 6LQ
FALLOWFIELD BROWSERS LTD, 1 Mabfield Road, Manchester, M14 6LP
58 Furness Road, Manchester, M14 6LX
10 Furness Road, Manchester, M14 6LY
38 Albion Road, Manchester, M14 6LU
58 Cawdor Road, Manchester, M14 6LR
34 Cawdor Road, Manchester, M14 6LR
20 Cawdor Road, Manchester, M14 6LQ
41 Langle Road, Manchester, M14 6LN
31 Langle Road, Manchester, M14 6LN
15 Langle Road, Manchester, M14 6LL
15 Cawdor Road, Manchester, M14 6LG
13 Cawdor Road, Manchester, M14 6LG
30 Landcross Road, Manchester, M14 6NB
4 Landcross Road, Manchester, M14 6NA
2 Landcross Road, Manchester, M14 6NA
15 Landcross Road, Manchester, M14 6LZ
20 Furness Road, Manchester, M14 6LY
62 Furness Road, Manchester, M14 6LX
59 Furness Road, Manchester, M14 6LX
47 Furness Road, Manchester, M14 6LX
55 Mabfield Road, Manchester, M14 6LW
2 Riga Road, Manchester, M14 6JH
2A Furness Road, Manchester, M14 6LY
232 Wilmslow Road, Manchester, M14 6LE
Platt Chapel, 186 Wilmslow Road, Manchester, M14 5LL
220 Wilmslow Road, Manchester, M14 6LF
14 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
9 Hilltop Court, Wilmslow Road, Manchester, M14 6LH

5 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
31 Mabfield Road, Manchester, M14 6LW
28 Albion Road, Manchester, M14 6LU
7 Albion Road, Manchester, M14 6LT
17 Albion Road, Manchester, M14 6LT
10 Albion Road, Manchester, M14 6LT
Lees Annexe, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
2A Landcross Road, Manchester, M14 6NA
2B Landcross Road, Manchester, M14 6NA
39 Mabfield Road, Manchester, M14 6LW
Firs Farmhouse, Whitworth Lane, Manchester, M14 6HF
Manchester University, Old Hall Lane, Rusholme, Manchester, M14 6HA
228A Wilmslow Road, Manchester, M14 6LE
Toast Rack, Ashton Old Road, Manchester, M14 6HR
First Floor And Second Floor, 254 Wilmslow Road, Manchester, M14 6LD
254 Wilmslow Road, Manchester, M14 6LD
240 - 242 Wilmslow Road, Manchester, M14 6LD
Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
21 Mabfield Road, Manchester, M14 6LW
Flat 1, 224 Wilmslow Road, Manchester, M14 6LE
Flat 3, 224 Wilmslow Road, Manchester, M14 6LE
70 Landcross Road, Manchester, M14 6NB
60 Landcross Road, Manchester, M14 6NB
56 Landcross Road, Manchester, M14 6NB
68 Landcross Road, Manchester, M14 6NB
65 Furness Road, Manchester, M14 6LX
242 Wilmslow Road, Manchester, M14 6LD
16 Cawdor Road, Manchester, M14 6LQ
40 Cawdor Road, Manchester, M14 6LR
38 Cawdor Road, Manchester, M14 6LR
10 Mabfield Road, Manchester, M14 6LP
45 Langley Road, Manchester, M14 6LN
9 Cawdor Road, Manchester, M14 6LG
8 Landcross Road, Manchester, M14 6NA
49 Landcross Road, Manchester, M14 6LZ
16 Furness Road, Manchester, M14 6LY
51 Furness Road, Manchester, M14 6LX
46 Furness Road, Manchester, M14 6LX
Flat P Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat C Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 100, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 86, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 60, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 38, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 34, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 32, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 27, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 16, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 11, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
51 Mabfield Road, Manchester, M14 6LW
67 Furness Road, Manchester, M14 6LX

182A Grangethorpe Road, Manchester, M14 6JA
Lees Cottage, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Top Flat, 234 Wilmslow Road, Manchester, M14 6LE
First Floor Front, 244 Wilmslow Road, Manchester, M14 6LD
20 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
19 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
11 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
32 Mabfield Road, Manchester, M14 6LW
20 Albion Road, Manchester, M14 6LU
3 Albion Road, Manchester, M14 6LT
15 Albion Road, Manchester, M14 6LT
Flat S Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 7 Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat M Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 1 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 91, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 87, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
53 Furness Road, Manchester, M14 6LX
26 Cawdor Road, Manchester, M14 6LR
52 Cawdor Road, Manchester, M14 6LR
28 Mabfield Road, Manchester, M14 6LP
22 Mabfield Road, Manchester, M14 6LP
19 Langley Road, Manchester, M14 6LL
21 Cawdor Road, Manchester, M14 6LG
19 Cawdor Road, Manchester, M14 6LG
36 Landcross Road, Manchester, M14 6NB
10 Landcross Road, Manchester, M14 6NA
47 Landcross Road, Manchester, M14 6LZ
39 Landcross Road, Manchester, M14 6LZ
11 Furness Road, Manchester, M14 6LY
69 Furness Road, Manchester, M14 6LX
48 Furness Road, Manchester, M14 6LX
29 Furness Road, Manchester, M14 6LX
28 Furness Road, Manchester, M14 6LX
53 Mabfield Road, Manchester, M14 6LW
45 Furness Road, Manchester, M14 6LX
16 Landcross Road, Manchester, M14 6NA
46 Mabfield Road, Manchester, M14 6LW
Flat O Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 5 Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 2 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 101, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 96, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 95, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 59, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 52, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 8, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 7, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 3, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP

45 Mabfield Road, Manchester, M14 6LW
3 Hilltop Court, Wilmslow Road, Manchester, M14 6LH



Planning

Robert Griffin
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 25 April 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 129020/FO/2020

Planning Inspectorate reference: APP/B4215/W/21/3286831

Appellant's name: USDAW, Watkin Jones Group Ltd & Wilmslow Road Manchester Ltd

Development: 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

Location: Oakley, 188 Wilmslow Road, Manchester, M14 6LJ

Appeal start date: 20 April 2022

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposal would not give rise to a positive regeneration impact or address the requirement for housing in the area. The proposals do not contain a mix of uses that would support Fallowfield District Centre, would not closely integrate with existing neighbourhoods and are considered to give rise to unacceptable impacts by reason of the density of development and level of proposed occupation. As such the proposals are not considered to accord with policies H6 and H12 of the Core Strategy.
- 2) The applicant has not demonstrated a formal agreement is in place with a University, or another provider of higher education for the supply of all or some of the proposed bed spaces, or that there is a need for additional student accommodation within this location, as such it is not considered that the proposals satisfy policy H12 of the Core Strategy.
- 3) The scale and massing of the proposed development in close proximity to lower scale residential buildings and the non-designated heritage asset of Oakley House, would give rise to an overbearing visual impact and provide a significant urbanising effect on the edge of Platt Fields Park. It would form an over-dominant feature within the street scene and area, which would have a detrimental effect on visual amenity and character of the area. It is therefore considered to be contrary to policies SP1, EN1, EN2, EN3 and DM1 of the Manchester Core Strategy, guidance contained in the Guide to Development in Manchester Supplementary Planning Document and Guidance and the NPPF.
- 4) Due to the height of the proposal there is the potential for the development to overshadow adjacent trees that form an important habitat and have a high visual amenity within Platt Fields Park. In the absence of evidence that the development would not adversely impact on adjacent trees, it is considered that the proposed building, by reason of

its scale and height, could have a detrimental impact on existing adjacent trees contrary to policy EN9, EN15 and DM1 of the Manchester Core Strategy.

5) The proposed development would introduce up to 425 students into an area already experiencing high levels of student accommodation and occupation. It is considered that this provision would give rise to unacceptable impacts on the residential amenity of nearby residential occupiers by reason of noise, disturbance and general activity associated with the comings and goings and occupation of the proposed development contrary to policy H12 and DM1 of the Core Strategy.

6) The windows within the south facing elevation of the proposed development would result in overlooking over a short distance to the living room windows of existing residential properties on Langley Road to the detriment of the reasonable amenity and privacy of the occupiers. As such the proposal is contrary to policies SP1, DM1 and H12 of the Core Strategy.

The appeal is to be decided by an informal hearing, which will take place at a time and place to be set by the Planning Inspectorate. I will write to you again when this has been confirmed.

You may attend the hearing and at the discretion of the Inspector, give your views. If special facilities are required in the case of persons with disabilities please contact the Planning section on the above number.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **25 May 2022**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Robert Griffin using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing