

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

Hearing 22-23 June 2022

Appeal by Ms Eve Ladden Timbers, Union of Shop, Distributive and Allied Workers, Watkin Jones Group Ltd, Wilmslow Road Manchester Ltd

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 at Oakley, 188 Wilmslow Road, Manchester M14 6LJ

Matters for Discussion

1. Introduction

2. Main Issues

- whether the proposal would be in a suitable location with regard to the development plan regeneration and housing policies;
- whether there is a need for the proposal as student housing;
- the effect on the significance of a non-designated heritage asset, Oakley House;
- the effect on the character and appearance of the area;
- the effect on the living conditions of the occupiers of nearby residential properties in relation to noise, disturbance and general activity;
- the effect on the living conditions of the occupiers of residential properties on Langley Road by way of visual impact and privacy; and
- if there is harm, whether this is outweighed by the benefits of the proposal.

3. Policy Background

- Core Strategy Development Plan Document (2012)
- National Planning Policy Framework (2021)
- Development in Manchester Supplementary Planning Document (2007)

4. Regeneration and Housing

5. Need

6. Non Designated Heritage Asset

7. Character and Appearance

8. Living Conditions – Noise, Disturbance and General Activity

9. Living Conditions – Visual Impact and Privacy

10. Benefits

11. Interested Parties (where points have not already been covered above)

12. Conditions (without prejudice to the outcome of the appeal)

13. Arrangements for the Site Visit

14. Close