

12 November 2021

Delivered by email

Ms Jacqueline Thurgood
Trustee of the Union of Shop, Distributive and Allied Workers
Oakley
188 Wilmslow Road
Manchester
M14 6LJ

Dear Ms Thurgood

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015: NOTIFICATION OF APPEAL UNDER ARTICLE 13**

On behalf of our client, Watkin Jones Group Ltd, please find enclosed a signed and dated Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 with regards to notice of an application to appeal Manchester City Council's refusal of planning permission at Oakley, 188 Wilmslow Road, Fallowfield, Manchester, M14 6LJ. The description of development is as follows:

"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."

The Application (ref. 129020/FO/2020) was submitted to the Council on 23 December 2020 and a decision was issued on 3 September 2021 which refused planning permission.

I trust that this is satisfactory but should you wish to discuss this matter further, please do not hesitate to contact me.

Yours Sincerely



Jenny Fryer
Senior Planner

Jenny.fryer@turley.co.uk

The Charlotte Building
17 Gresse Street London W1T 1QL
T 020 7851 4010 turley.co.uk

Notice under Articles 13 and 36 of the Town and Country Planning (Development Management Procedure) (England) Order 2015

Proposed development at **Oakley, 188 Wilmslow Road, Fallowfield, M14 6LJ**

I give notice that **The Union of Shop, Distributive and Allied Workers, Watkin Jones Group Ltd and Wilmslow Road Manchester Ltd**

having applied to **Manchester City Council**

for **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.**

is appealing to the Secretary of State against the decision of the Council.

Any owner* of the land or tenant** who wishes to make representations about this appeal should write to

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

By **4 December 2021**

If you decide to make representations you should make it clear that you are an owner of the appeal site or tenant of an agricultural holding on the site and you should give the site address.

*“owner” means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

**“tenant” means a tenant of an agricultural holding any part of which is comprised in the land.

Signed **Jenny Fryer**

On behalf of **Watkin Jones Group Ltd**

Date **12 November 2021**

Statement of owners’ rights

The grant of planning permission does not affect owners’ rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants’ rights

The grant of planning permission for non-agricultural development may affect agricultural tenants’ security of tenure.