



Justification for the loss of the public house - a community asset

Application number: 128987/FO/2020

Proposal: Erection of three storey mixed use development to provide a medical centre on the ground floor and residential accommodation above

Location: 424 Stockport Road, Manchester, M12 4EX

2/03/2021



1. The Manchester City Core Strategy (July 2012) Policy SP 1 states that beyond the city centre and Manchester Airport: 'the emphasis is on the creation of neighbourhoods of choice'. Public houses remain an important part of British life where people talk, eat, meet friends and socialise.
2. Although there is no specific policy relating to the loss of public houses, the strategic policy SP1 refers to the need to consider all members of the community and to recognise the impact of development on neighbourhoods of choice. The loss of public houses is a concern due to the contribution they make to communities. The council has therefore requested some information as to why the public house is no longer viable.
3. In this instance, the principle of losing the public house has already been established. In 2018, planning permission (119437/FO/2018) was granted for the change of use from a public house with residential above, to a medical clinic at ground floor with 6 self-contained flats above. The only difference from the current application was that this was a change of use rather than a redevelopment. This planning approval is still valid.
4. The property was acquired by the applicant in 2017 and has been vacant since this time. Prior to the acquisition, the property had been advertised for over a year, as a residential and commercial property. There was no interest in taking over the property as a public house, with the applicant's interest in a medical centre with residential above, being the only firm interest.
5. Since this time there has been no interest from the community in terms of registering the building as a community asset, under the Localism Act 2011 (community right to bid).
6. The public house has now been de-licenced.
7. Replacing the public house with a medical centre does mean the site will still have value as a community asset under policy SP1.
8. The number of public houses in the UK is reducing as a result of drink driving legislation, the ban on smoking and the increased home consumption of alcohol. Notwithstanding this trend, the application site is within an area still well served with public houses. The appendix to this report identifies a dozen public houses within a mile radius and this does not include restaurants which can serve a similar community use.
9. It is maintained the loss of this particular public house has already been accepted by the previous consent, plus due to the number of other drinking



places in the area, there is no justification for opposing the development on these grounds.

Appendix

List of Public Houses with a mile of the site

- 1. Aspley Cottage Inn, Aspley Grove**
- 2. Gold Cup, 258 Stockport Road**
- 3. The Plough, Hyde Road**
- 4. Ducie Arms, 52 Devas Street**
- 5. Waggon and Horse, Hyde Road**
- 6. Fiddlers Green, 811 Stockport Road**
- 7. Union Inn, 845 Stockport Road**
- 8. Horseshoe, 14 Chapel Street**
- 9. Grafton Arms, 27 Grafton Street**
- 10. The Ford Madox Brown, Wilmslow Park**
- 11. The Sidings, Broom Lane**
- 12. The Turnpike, 520-522 Wilmslow Rd**