

Jonathan Heyes
<jonny@aplacecalledcommon.co.uk>

11/02/2009 09:55

To: a.leckie@manchester.gov.uk
cc: Christopher Stevenson <chris@aplacecalledcommon.co.uk>, Mike Heyes <mike@snowescape.co.uk>
Subject: 39-41 Edge Street. Personal Consent/Sui Generis

Dear Angela,

Re: Common, 39-41 Edge Street. Manchester M4 1HW

Further to our recent conversation, I hope that the following clarifies why we are seeking the removal of the Personal Consent/Sui Generis restrictions in our original planning permission.

We did not fully appreciate the implications of the restricted planning consent granted in 2004 until quite recently.
That is why we have not taken steps to have the restrictions lifted sooner.
Although we naievely accepted the restrictions at the time, the rationale and the longer term implications were never made clear.
Also, we now understand that such restrictions on similar businesses are extremely rare.

We do not understand why we are subject to these restrictions and we question their validity. It is difficult to see what the personal/sui generis consent is achieving other than limiting our ability to grow as a business.

We are requesting the removal of these onerous and restrictive conditions because our circumstances have changed dramatically.

When our original planning application was submitted in 2004, Common as a business enterprise did not exist, and the premises we have now developed were virtually derelict.
After 4 years of investment and extremely hard work, Common is now a successful enterprise providing employment and other benefits to the local area.
However, with the personal consent restrictions in place, the value of the business is no greater than it was 4 years ago i.e. it is worth nothing. Therefore the harder we work at our business and the more success we have the more punitive the Personal/Sui Generis Consent becomes.

We wish to invest further to create more jobs, and to help regenerate the local area, but the personal consent restrictions will prevent us from doing so.
It simply does not make economic sense to make such investment without the prospect of increasing the value of the business.

We trust that you clearly understand our situation, and that you will support the removal of these restrictions.

Our bank does not wish to comment on a part of the planning process which does not directly involve the bank.
We are dealing with restrictions applying to our existing premises, and we are not seeking bank funding for that premises.

Our future investment will involve a planning application for an extension to our existing premises.

Clarification and modification of our existing planning consent is obviously critical to this new application.

As you know, discussions around these issues have been taking place for some considerable time now.
We would appreciate any assistance to ensure that progress can be made as quickly as possible.

If you require any further information from me don't hesitate to ask, once you have had time to look through this information I would very much appreciate an opportunity to meet with you directly to move this matter forward,

Yours sincerely,

Jonny

Jonathan Heyes
Man Of Science
jonny@aplacecalledcommon.co.uk
07720 773 700

A Place Called Common Limited
The Tree House
22 Lever Street
Manchester M1 1EA

Live Life On The Hedge

Registered Address :

A Place Called Common Limited
107 Oldham Street
Manchester M4 1LW

Company Number : 514 6288
VAT Number : 841 666122

Jonathan Heyes
Man Of Science
jonny@aplacecalledcommon.co.uk
07720 773 700

A Place Called Common Limited
The Tree House
22 Lever Street
Manchester M1 1EA

Live Life On The Hedge

Registered Address :

A Place Called Common Limited
107 Oldham Street
Manchester M4 1LW

Company Number : 514 6288

VAT Number : 841 666122