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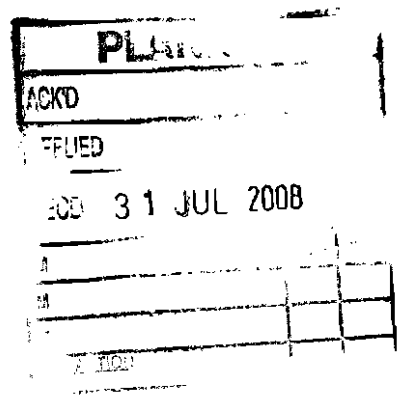

SUPPORTING STATEMENT

DIDSBURY HOUSE HOTEL
813A WILMSLOW ROAD
DIDSBURY

INTRODUCTION

This statement has been prepared to accompany an application to remove or vary Condition 12 of planning permission ref 061794/FO/SOUTH 2/01 granted on 18th October 2001 for *'Change of use from offices to 26 bedroom hotel, with 2-storey side extension fronting Wilmslow Road and 3-storey side extension fronting Didsbury Park, and with associated facilities.'*

Condition 12 states that:

12) The lounge bar, restaurant, gymnasium and its associated facilities herby authorised shall only be used by guests of the hotel and shall not be available for use by non-resident members of the public.

Reason

In the interests of residential amenity

The above planning permission was implemented, and the hotel has been trading since July 2002.

LICENSING ACT 2003

The licence for the hotel was varied by the Licensing Sub-Committee on 27th June 2008, subject to 3 additional conditions, these being:

1. The noise from the provision of regulated entertainment (namely the playing of recorded music) shall not cause a nuisance at the nearest noise sensitive residential location.

2. The provision of alcohol and regulated entertainment to non-residents shall be ancillary to the primary use of the premises as a private residential hotel.

3. Deliveries necessary for provisions of licensable activities shall not take place between 6pm and 8am.

This variation was granted following a full hearing at which all the residents concerns were covered in detail.

CURRENT PROPOSALS

This application seeks to vary or remove Condition 12 of the planning permission, such that it corresponds with the conditions of the license.

The applicant wishes to be able to use those parts of the premises for non-residents, to provide facilities for such small scale social gathering such as christenings, weddings, wakes or conferences. There is in fact no restaurant, and the gym is so small that it could only be used by hotel residents in any event.

The reason for this request is that the hotel is now in competition with 2 recently opened hotels in the area: the Premier Lodge and The Travel Lodge which can offer accommodation at a much cheaper rate. Much of the corporate business has been lost to these competitors which, together with the current difficult economic climate, has resulted in the hotel becoming less economically viable. There is demand for the type of small private social gatherings referred to previously, which would provide a substitute for this lost business.

The primary use of the premises would remain as a private residential hotel.

THIRD PARTY OBJECTIONS

The licensing proceedings resulted in a number of objections which raised various issues. These predomninally related to potential loss of residential amenity, resulting from increased noise, parking, servicing and crime. These are issues which were considered by the Licensing Committee who, having heard all the evidence, determined that there was not sufficient reason to withhold permission for the variation of licence.