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Mr Ben Wharfe
Sapling Home Farm
Ullard Hall Lane, Plumley
KNUTSFORD
Cheshire
WA16 9PJ

19 May 2025

Dear Sir,

Town and Country Planning Act 1990
Appeal by . SSH Property Ltd (Moccha Moon Ltd)
Site Address: Aura Lounge, 72 Wilmslow Road, MANCHESTER, M14 5AL

Thank you for your responses to our letter dated 28 January 2025. This matter has been referred to a National Team Manager with regards to the validity of the appeal and we apologise for the delayed response.

The right of appeal is given only to the original applicant, as confirmed by section 78 of the Town and Country Planning Act 1990 (as amended). The application submitted to the local planning authority states the applicant is SSH Property Ltd (Mocha Mood Ltd), and whilst the appeal was initially accepted in the name SSH Property Management Ltd, the correspondence received from the LPA raised doubts as to whether the application was validly made. Whilst both the appellant and LPA have provided various responses with regards to this matter the last communication from the appellant states the the appeal should proceed in the same name as stated on the application form.

Having considered all the responses received in relation to this matter it has been established that Mocha Mood Ltd is not the applicant & there are doubts as to whether the correct ownership certificate was completed at the application stage. Additionally, the responses received from both the LPA and appellant appears to show that SSH Property Ltd does not exist.

Whilst the appellant has confirmed that the intended applicant was meant to be the SSH PROPERTY INVESTMENT LIMITED, this was not included on the application form. Consideration has also been given to the argument surrounding the limitation in being able to enter the correct applicant's name on applications submitted via the portal, however based on the information provided, the correct name could have been entered had the tenants name been omitted.

Having considered the points raises by both parties, I consider that the application to be invalid. An invalid application cannot be the basis for an appeal (Geall v Secretary of State

for the Environment (1999) 78 P. & C.R. 264) and so this appeal must be turned away.

A copy of this letter has been sent to the LPA.

Yours sincerely,

Ruhit Rahman
Ruhit Rahman

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Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate