

Re: 136291/FO/2023 - 100 Ogden Lane Manchester M11 1NG

Kanadi Jagafa <k.jagafa@masonandmarlowe.co.uk>

Tue 15/08/2023 08:00

To: Carl Glennon <carl.glennon@manchester.gov.uk>

📎 2 attachments (3 MB)

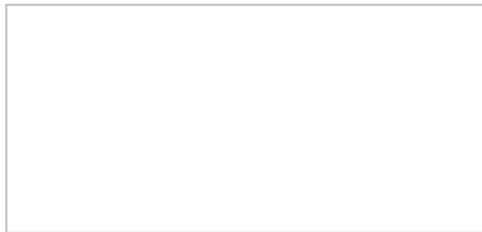
14082023_100 Ogden Lane, Openshaw, Manchester, M11 1NG_R4.pdf; PHOTO-2023-08-14-14-19-17.jpg;

Hi Carl,

Please find attached requested Proposed ground floor plan with parking and also paving details.

Justification of the loss of the public house:

The applicant is unable to find documentation for the marketing. He called Marriott and Co, which is auction house that that advertised the property. They have lost their records. The public house went out of business and there have been no move to bring it back because no one has approached with that interest. Partly because, there's no money in the business in this area. Currently, there are seven pubs (public houses) in the space of not much more than a quarter of a mile, including the Raglan and Halfway Houses, which are on the corner of Ogden Lane and AOR. There is the Mechanics Arms, the Dog and Partridge, the Commercial, the High Bank and the Flower Pot, not to mention, the city centre, which is only a short drive away. How do they all survive, especially when there's so many of them within the same space? Reference <http://openshawmemories.uk/pubs-in-openshaw/>. Plenty more in the area have gone out of business because of lack of customers. You can't will a business to stay open if no one is coming to buy.



Pubs in Openshaw - Openshaw Memories

There were an amazing number of pubs in Openshaw. Looking at the pictures posted on the Openshaw Facebook page, it appears that there is a pub every fifty yards or so. Thanks to Antony Broughton for the list. Read more...

openshawmemories.uk

All researchable information about this property, has shown that the property has been advertised and used as a dwelling. The client is also using it as dwelling. See attached council tax bill.

I believe that this planning application should be granted on the basis of information provided given the context of the property. A different decision will only be sentencing the property to many more years of redundancy, or worse, dereliction.

Warm regards,

Dr Kanadi Jagafa (PhD)
Director

W: <http://masonandmarlowe.co.uk/>