

JUSTIFICATION STATEMENT

Proposal: CONVERSION OF DRINKING ESTABLISHMENT “SUI GENERIS” TO USE CLASS C3 SINGLE FAMILY (DWELLINGHOUSE).

Address: 100 Ogden Lane, Manchester, M11 1NG

Date: 10/02/2023

The Property

100 Ogden Lane, Openshaw, Manchester, M11 1NG was bought by the applicant client in 2008. Since then, the place was not in use as pub and now he wishes to bring the space back to life by converting it into residential use as there were residents living there for the better part of 6 years. Prior to 2008, the space was used as a pub. When it closed down, the applicant bought it, and it has not operated as a drinking establishment for the past 15 years.

There has never been a time when the business of drinking establishment has had it easy. For the past few years, drinking establishments/pubs have been facing series of issues. In recent years, since 2018, people are more likely to be found knocking back cheap supermarket booze from the comfort of their own homes than visiting a local drinking establishment.

Later in 2019 it got worse when the pandemic hit. The world and people were not allowed to leave their houses. All hospitality businesses were going bankrupt. Many who used to go out to the pubs have now cultivated a habit of drinking in their homes. They have large stock of drinks in their fridges or garages, so even when they do go out, they do not spend much. Pubs are haemorrhaging money and are no longer a viable business option. Furthermore, when they do go out, they venture into the large city establishments.

Staffing, or the lack of thereof, is also a significant issue facing the industry. The shortage in staffing has caused many pubs to close down after the pandemic. Many hospitality workers went home and didn't return to the industry. This resulted in lack of skilled workers in the industry. As a result, pubs had to offer more wages to the workers and incentives, which was not sustainable in the long run. The rise in employment cost has crippled many employers including, but not limited to, drinking establishments.

In 2022, the battle took a new turn as supply chain disruption, labour shortages, increase in energy prices, and inflation, saw many pub owners who were struggling to survive, experience a downfall in their profits. The business of drinking establishment at this property is simply not economically viable for the applicant.

Opportunity for residential dwelling

The property is situated in a residential area with many family homes around it. We believe that with great transport links and ample amenity space, it is ideal to give the property a new chance at living by converting the drinking establishment into a residential dwelling.

For decades, the government has tried to crack the problem of urban housing. Since 2021, many councils, including Manchester council announced plans to revamp the city by converting commercial space into residential accommodation. Converting commercial/public to residential is not new. However, the timing, as we emerged from lockdown in 2021, means the city needs more of this kind of projects and we believe that this will bring an opportunity for the local area; reduction of noise, traffic, and general nuisance associated with pubs. We also understand as there are currently residents living there, it makes it a perfect fit to be converted into a residential building from commercial. I hope that this will also create some revenue in the form of taxes for government and it will only be a help for city. This is a good opportunity for us to help grow our city.

All measures have been taken to ensure the building retains its aesthetic value while meeting the applicant's requirements. We carefully considered all elements of this proposed development, and we are confident that it will be an advantageous undertaking for both the applicant and the residents in the local area.

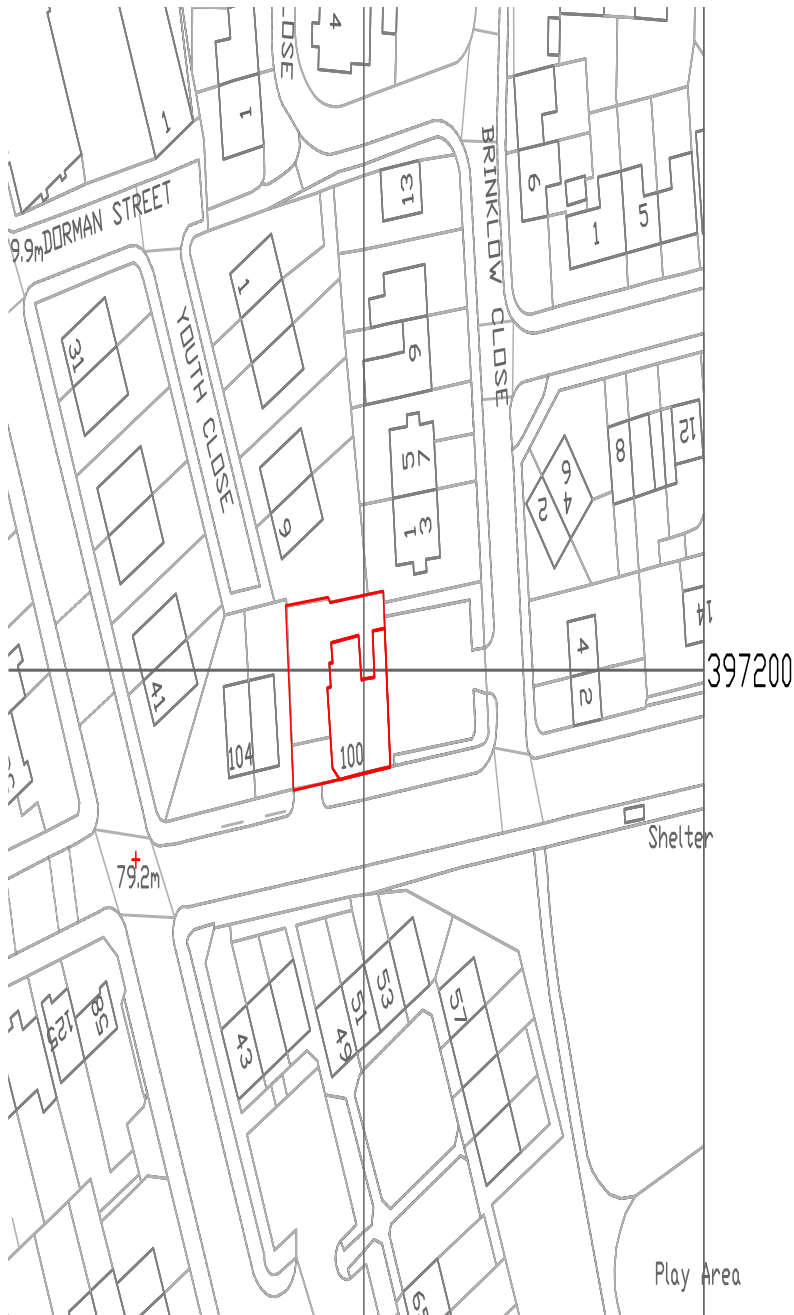


Figure 1: Location Plan