

17th May 2022

OUR REF: 267/CC

Attn: Carl Glennon

Manchester City Council

Planning Department

PO Box

Via the Planning Portal

Dear Carl,

PLANNING APPLICATION SUBMISSION: THE FORMER GROVE PUBLIC HOUSE, 1515 ASHTON OLD ROAD, MANCHESTER M11 1GR

PLANNING PORTAL REFERENCE: PP-11115546

MARKETING INFORMATION

Further to our exchange on this site. To enable the council to validate the planning application I provide details of the marketing activity undertaken by the agent acting on behalf of the former owner.

The agent has advised the site was marketed prior to it being put into a formal auction on the 16th February 2022, they could not confirm how long they had marketed the site for however. I enclose with this letter a copy of the marketing brochure. It is understood, minimum reserve price was not met at the auction, thus it did not sell. The applicant approached the agent following the auction and agreed a sale price. The agent has also advised the following:

- A board was placed on the property, thus advertising it at the site to passing traffic;
- The mattering details were emailed out to all the agents contact list advertising its sale (the number council not be confirmed by the agent, but it is expected it will be 1,000's);
- The sales particulars were placed on Rightmove, Facebook, Zoopla and Edward Mellors;
- 32 enquires were received;
- 32 parties viewed the property which did range between parties wanting to convert it to a pub/restaurant, deliver houses and HMO's;

- Six offers were received on the site but none were sufficient for a sale, thus it went forward to auction.

The agent could not provide any further details. It is put to the council as part of this submission by the applicant's building contractor arm, that for any public house operators to be interested in the property to retain as a public house the cost for refurbishment (now also including conversion back) to a public house will be in the region of £295,000, with a purchase price of £300,000, (total £695,000). Thus, it is expected this is why it was not of interest to a public house operator to purchase and take forward, the cost of conversion/ regeneration prohibitive as the end value would not match the investment needed.

Antisocial Behaviour/Noise Disturbance

In addition, whilst the closure of a facility is unfortunate, the submission sets out in the Design and Access Statement during the latter stages of its operation, there were various instances of noise disturbance to the immediate area and the residents, from music and antisocial behaviour. The applicant's acoustic consultant has contacted the Environmental Health Officer to establish if the noise disturbance events were recorded, but no response has been received.

Indeed, I am informed by the applicant's technical team when undertaking surveys at the site at least two of them were approached (on separate occasions) by local residents who confirmed there had been noise disturbance issues and email statements from these consultants are enclosed with this letter.

Public House Nearby

It is also worthy of note, that it is considered the area will not be devoid of such public house facilities as also along Ashton Old Road is the established Fairfield Arms, just 600m from the Grove, thus within recommended walking and cycling distances to the area of The Grove. Set in larger grounds with more appropriate separation distances to existing residents, arguably more appropriate than The Grove where existing residents are in such close proximity.

I trust this information now enables the validation of the planning application and we look forward to working with officers on the planning application to enable the regeneration of this site.

Yours sincerely,



CAROL CLARKE

Planning Director

Cc Mr Murphy (via email)

Enc Marketing Material

Email Layers Surveys

Email Y-Acoustics