
Planning 65 Grimshaw Lane - Kippax Pub 144279/FO/2025

From [REDACTED]

Date Sat 2025-11-29 9:28 PM

To [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Cc [REDACTED] [REDACTED]

 7 attachments (1 MB)

IMG_4066.jpg; IMG_4068.jpg; IMG_4069.jpg; IMG_4070.jpg; IMG_4071.jpg; IMG_4073.jpg; IMG_4078.jpg;

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Dear all,
Please see some comments from local residents regarding the above planning application for your consideration regarding the application.

I am writing this on behalf of a number of residents who are either elderly or do not have access to online platform.

Major concerns are that what is stated as use on the application will not actually be what the property will be used for and the biggest concern is that it will end up becoming a HMO or long term lets to anyone.

We ask would the premises even be given a license to sell alcohol ?

There are issues regarding parking as the survey undertaken does not reflect the amount of heavy traffic along Grimshaw Lane on Match days and event

days/nights (double parked on the road and the blockages this creates with traffic coming up and over the bridge and coming from Oldham road end). We have video footage being sent to our local councilors as we are unable to load on here. The plan showing existing are not the true plans of the original Kippax which over the years through various owners as had renovations done as was put up for sale back in 2015, see below

Offers in Region of £400,000
Bar / Nightclub for sale
Grimshaw Lane, Greater Manchester

NEW.....9 bed H.M.O to first floor Each bedroom is en suite Potential to add 5 more rooms to the ground floor plus a commercial unit Recently refurbished Shared kitchen and lounge Excellent transport links 10 minutes from City Centre High Yield Return....MORE DETAIL TO FOLLOW SOON

See this property on [Rightmove.co.uk](https://www.rightmove.co.uk)

Other concerns, This will probably cause noise/disturbance late at night with people returning to the premises after nights out as we believe it will be used more like an air B n B. Does the property meet building regs for example fire exits, disabled access.

Who and how will the plans be monitored and will we be kept updated.

We would have preferred a meeting with councilors pre the application end date as very few residents

were given letters but time and commitments have not allowed this.

Regards

[REDACTED]

On behalf of local residents

application number 144279/FO/2025 Change of use class C1 Location 65 Grimshaw Ln M40 2AX

From [REDACTED]
Date Tue 12/2/2025 6:17 PM
To Janet Lawless [REDACTED]

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Dear Sir/Madam

May I start by asking the question why only a few houses were sent a letter regarding the planning application for 65 Grimshaw lane Newton Heath. I and a lot of other residents were not aware of this although we have seen the work that they are doing on the property over the last few months.

[REDACTED] object to the change of use

1st) has the fire service been round the building for an assessment of fire safety regulations eg covering emergency escape routes for the people on the 1st floor on the original plans the route was through the private parking space on the ground floor however if a car in parked there & the gates locked how would that work also if there was a fire near the stairs anyone upon the 1st floor would be trapped.

2nd) Car parking according to the plans there's 4 car parking spaces directly in front of the site patio (not sure what or where the patio is) & 1 secure parking space in the back yard also a large warehouse with parking capacity for over 80 vehicles has this company been approached & given permission for anyone to park in there private car park? In addition the development proposals they are asking for 1 residents parking space & 6 additional spaces for the guest house. This means they require 7 parking spaces but only have 4 in front of site does that mean they are going to park outside residents homes? Also in the plans they say there's 15 parking spaces on Grimshaw lane this is shown on the map on both sides of the lane as well as in front of peoples houses & on the humpback bridge, if both sides of the road has parked cars they have to park on the pavement to enable the lorries from the Fine Lady company to squeeze through & pedestrians have to walk on the road.

They also stated they have bicycle racks for employees & guests.

The pictures they took of the road doesn't show how the road looks if Manchester City is at home & what it looks like when residents are not working so doesn't give the correct image.

The residents on Douro st have enough problems trying to park in the street without anyone from the B&B parking there to.

3rd) The bar on the ground floor presumably they get a license to serve alcohol the hours they want is 11am to 10pm stating this is a benefit to the community however I can't see the community changing the pubs/clubs they go to at the moment for last orders at 10pm especially as they go to old Church st they have entertainment on. What happens if they don't get the expected footfall in the bar are they going to close it & just run the B&B or will they change the downstairs to more bedrooms like they tried before?

4th) Employment opportunities for 7 people 2 full time & 5 part time this could be a good thing however the 5 part time jobs these people may go for jobs at the new hotel at the etihad stadium.

Conclusion

They say if the pub reopens it will reduce crime & improve streetscope & provides much needed visitor accommodation, with a large hotel nearly built is this the case?.

Do we have figures on crime in the area without the trouble caused at the Holiday inn as this is totally different entity to normal crime figures although in 2021 a cannabis farm was found inside this property and was nothing to do with the locals we understand from the police at the time.

They also stated the garage on Bower st is closed however the owners do use it now & again not sure if they have another one & use this one for certain jobs.

Regarding the fire service can you guarantee that means of egress have been brought up to date as per the prohibition notice served by the fire service previously which brought all work to a halt

Parking permits as these are not needed on Grimshaw lane can we assume none will be given to this property

Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[Sent from the all-new AOL app for iOS](#)