



Licensing Sub Committee Hearing Panel

Date: Monday, 16 May 2022

Time: 10.00 am

Venue: Council Chamber, Level 2, Town Hall Extension

This is a **supplementary agenda** containing additional information about the business of the meeting that was not available when the agenda was published

Access to the Council Chamber

Public access to the Council Chamber is on Level 2 of the Town Hall Extension, using the lift or stairs in the lobby of the Mount Street entrance to the Extension.

There is no public access from any other entrance of the Extension.

Membership of the Licensing Sub Committee Hearing Panel

Councillors - Andrews, Evans and Hassan

Supplementary Agenda

6. **Temporary Event Notice - Shindigger Secret Garden, 44
Ellesmere St, Manchester, M15 4JY** 3 - 22
Now contains new information from the applicant.

Further Information

For help, advice and information about this meeting please contact the Committee Officer:

Ian Hinton-Smith
Tel: 0161 234 3043
Email: ian.hinton-smith@manchester.gov.uk

This supplementary agenda was issued on **Friday, 13 May 2022** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension (Library Walk Elevation), Manchester M60 2LA

Email received by Manchester City Council on 24th April 2022 – Resident A

Hello,

I am writing about an application to host the 'Secret Garden' events at Talbot Mill every weekend in July and August on Ellesmere Street.

I am a resident of [REDACTED], which overlooks the [REDACTED]. I am extremely concerned about the plans to host an open-air bar in the highly populated and relatively quiet residential area and would like the appropriate representations to be made at the licensing hearing.

1. Talbot Mill courtyard overlooks several other apartment blocks, including [REDACTED], home to over 120 apartments. The proposed open-air bar would create unacceptable noise levels for the residents. During July and August, most of the residents have windows open due to no air conditioning in the building. A few hundred people drinking throughout Friday, Saturday and Sunday would make it unbearable. Several building sites operating Monday - Friday make the weekend the only time when the residents can enjoy relative peace and quiet. The proposed event will make it impossible.
2. Excessive drinking in a derelict building will undoubtedly result in drunk lads urinating on the streets and other antisocial behaviour. [REDACTED] is not Northern Quarter and the residents do not expect to have a beer garden just outside their windows.
3. An alcohol-led event with music and DJs is incompatible with the high number of young families with children residing in the area. The event is likely to result in antisocial behaviour, exacerbated by the derelict surroundings, which will not command any respect from anyone having enjoyed 2 pints of lager in hot weather.
4. There is only limited parking on Ellesmere Street. The event capacity would severely impact the residents' ability to find a place. This is especially troubling for those who have already paid steep prices for the residents' permits.

Kind regard,

Maz Macys

Email received by Manchester City Council on 25th April 2022 – Resident B

I came across information about the secret beer garden just very recently in a newspaper article posted on social media.

I submitted representation on the Manchester city council website, but because it is very short time to the meeting on 26.04.22 and I could not find this event I want to make sure that I submit my concern.

I am writing to you regards the application for a 'Secret' ShinDigger beer garden in Talbot Mill, Ellesmere street. I came across
I would like to raise concerns regarding this project.

I am a resident that lives in [REDACTED] next to Talbot Mill. I bought my apartment 9 years ago in what I believed was a residential part of Castlefield.

Creating a beer garden for 400 people over the weekend 1 pm-11 pm in July -August will significantly influence the neighbourhood. It will create noise, and that will not stop after 11 pm. I am worried about anti-antisocial behaviour. Our streets are littered already. The reason that the neighbourhood looks nice is that residents take great pride in the area, and Clean and Green Caselfiend organise regular litter picking.

I work for NHS; the past two years have been intense and stressful. Today when we are all looking forward to resuming everyday life, my workdays are still filled with stress and pressure that I never anticipated to be a part of my career. I want my home to be a place of peace and rest. I am dreading the thought of having to deal with the noise outside my window every single summer weekend.

I want to support local businesses and the area to thrive, but here is a difference between a local restaurant/pub and a huge beer garden.

Regards

Monika Wiselka

PROHIBITION NOTICE
URGENT - ACTION REQUIRED
REGULATORY REFORM (FIRE SAFETY) ORDER 2005: ARTICLE 31



Responsible Person	George Grant
Address of Responsible Person	Shindigger Craft Ltd, 6 Cross Key Street, Manchester, M4 5ET
Premises this Notice relates to	Shindigger Craft Ltd, 6 Cross Key Street, Manchester, M4 5ET

I Station Manager L Smart, on behalf of The Greater Manchester Combined Authority being the Fire and Rescue Authority for Greater Manchester, am of the opinion that use of the premises to which this notice relates involves a risk to relevant persons so serious that use of the premises ought to be restricted.

The use of premises which gives rise to the risk	<i>Public Bar</i>
The matters which give rise to the risk*	<i>Inadequate means of escape</i>
The use of the premises is restricted to the following extent	<i>The bar area is restricted to a maximum of 60 people</i> Until the matters specified have been remedied
The measures which must be taken to remedy the matters are	Provide adequate means of escape.

NOTE: The items listed above are the minimum steps to be taken in order for the Prohibition Notice to be withdrawn or varied. There may be other ways of remedying these matters. This Notice should not be considered to deal with all matters that may require attention

The Authority is of the opinion that the risk of serious personal injury is imminent and the Notice is to take effect **immediately**.

The Notice is to take effect from 25th October 2017 at 15.30 hrs

Signed



Dated: 25th October 2017

Being a person authorised in accordance with Section 101 of the Local Government Act 1972 to issue such a Notice.

NOTES TO ACCOMPANY PROHIBITION NOTICE

This page is intentionally left blank



Blow for beer garden at old mill as scaled back summer plan could be called off

Council staff have concerns about noise, nuisance and public safety

SHARE 1 COMMENT

By **Joseph Timan** Local democracy reporter
15:13, 10 MAY 2022

► See news near you

In YourArea

Enter your postcode

Go





[BUY A PAPER](#) [JOBS](#) [ADVERTISE WITH US](#) [VOUCHER CODES](#) [DIRECTORY](#) [FUNERAL NOTICES](#) [MARKETPLACE](#) [DATING](#) [BC](#)

 **The courtyard at Talbot Mill in Ellesmere Street** (Image: Manchester City Council)

Plans to set up a beer garden at an old mill this summer are facing another setback as council staff are still not satisfied with the scaled back proposal.

Manchester brewers [ShinDigger applied to host the 'Secret Garden' events](#) every weekend in July and August at Talbot Mill in Ellesmere Street, but licensing officers raised concerns about noise, nuisance and public safety. The company has now made some concessions - including cutting capacity and the opening hours - in a bid to win over the council and secure a licence.

But licensing officers at Manchester town hall are still opposed to the plans. The council staff say the plans have 'high potential' for creating public nuisance in the 'densely populated' area which is surrounded by flats.

READ MORE: [What the local election results say about Labour, according to our local leaders](#)

They also raised healthy and safety concerns about the events taking place in the courtyard of a disused which property developer Capital and Centric is converting into around 200 apartments that are currently under construction. It comes after ShinDigger cut the capacity of the events from 400 to 250 people and scrapped plans for live DJs in favour of 'background music' only.

The opening times, which were originally proposed as 1pm to 11pm every Friday, Saturday and Sunday in July and August, have also been reduced. The company is now asking the council for permission to open from 4pm to 10pm on Fridays, 1pm to 10pm on Saturdays and 1pm to 9pm on Sundays.

ShinDigger co-founder George Grant explained the concept is a 'relaxed beer garden vibe with low density lounge seating' in the space which is a 'sun-trap'. He said: "We also plan to incorporate a street art mural into the site and have a rotating food trader for each weekend.

LOADING



"We aren't looking to create a lively dancefloor environment. We aren't open super late - 10pm close - and only open on weekends, on a short term two-month basis.

"In my opinion, the application is reasonable and, if granted, will add an exciting food and drink option to the neighbourhood."

Property developer Capital and Centric owns the site, but part of the courtyard is currently being used by vehicles working on a neighbouring construction site. The company has said it is 'keen' to open its doors to the public this summer.

LOADING

Talbot Mill in Ellesmere Street (Image: Talbot Mill)

Tim Heatley, co-founder of Capital and Centric said: "The collab with Shindigger is about bringing Talbot Mill back to life as a cool summer hang out. It would be such a shame if this doesn't go ahead just because the licensing team at the council is worried about getting complaints, when in fact we've had local residents and businesses showing their support!

"One of the things that makes Manchester great is the cool and quirky events and venues dotted around the city. And this is what we do, taking derelict buildings and reimagining them with pop ups and meanwhile

"Just look at Ramona and Firehouse – once a run-down MOT station, now a restaurant and bar that gets thousands of visitors a week."

What do you think of the plans? [Have your say in the comments](#)



ShinDigger will have an opportunity to make representations to the licensing sub-committee hearing panel on Monday, May 16 before a decision is made. There will also be time for any supporters or objectors to have their say too.

A Manchester council spokesperson said: "The council's Licensing and Out of Hours Team has submitted a representation to the licensing sub-committee due to concerns about the potential for public nuisance to nearby residential properties and public safety issues which, following a site visit and discussions with the applicant still remain.

"Concerns have also been raised by local residents regarding potential noise disruption. The licensing sub-committee will consider this before making a decision."





MANCHESTER CITY COUNCIL

LICENSING ACT 2003 PREMISES LICENCE

Premises licence number	195246
Granted	04/04/2017
Latest version	Change of details issued 01/04/2022

Part 1 - Premises details

Name and address of premises
Shindigger Brewing Company 6 Cross Keys Street, Manchester, M4 5ET
Telephone number

Licensable activities authorised by the licence
<ol style="list-style-type: none"> 1. The sale by retail of alcohol*. 2. The provision of regulated entertainment, limited to: Recorded music;
* All references in this licence to "sale of alcohol" are to sale by retail.

The times the licence authorises the carrying out of licensable activities
--

Sale by retail of alcohol							
Standard timings							
Day	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Start	1100	1100	1100	1100	1100	1100	1100
Finish	2400	2400	2400	2400	0300	0300	0300
The sale of alcohol is licensed for consumption both on and off the premises.							
Seasonal variations and Non standard Timings:							
<u>New Year:</u> From the start time on New Year's Eve to the terminal hour for New Year's Day.							
<u>On the day British Summer Time commences:</u> One additional hour following the terminal hour.							

Live music; Recorded music							
Standard timings							
Day	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Start	1100	1100	1100	1100	1100	1100	1100
Finish	2400	2400	2400	2400	0300	0300	0300
Licensed to take place indoors only.							

Seasonal variations and Non standard Timings:

New Year: From the start time on New Year's Eve to the terminal hour for New Year's Day.
On the day British Summer Time commences: One additional hour following the terminal hour.

Hours premises are open to the public

Standard timings

Day	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Start	1100	1100	1100	1100	1100	1100	1100
Finish	0030	0030	0030	0030	0330	0330	0330

Seasonal variations and Non standard Timings:

New Year: From the start time on New Year's Eve to the terminal hour for New Year's Day.
On the day British Summer Time commences: One additional hour following the terminal hour.

Part 2

Details of premises licence holder

Name: Shindigger Craft Beer Ltd
 Address: Unit 11, Springfield Lane ind. estate, Salford, M3 7JQ
 Registered number: 08337335

Details of designated premises supervisor where the premises licence authorises for the supply of alcohol

Name: George Frederick Robert Grant
 Address: [REDACTED]
 Personal Licence number: 175177
 Issuing Authority: Manchester City Council

Annex 1 – Mandatory conditions

Door Supervisors

1. Only individuals licensed by the Security Industry Authority shall be used at the premises to undertake security activities, which include guarding against: -
 - (a) Unauthorised access or occupation (e.g. through door supervision),
 - (b) Outbreaks of disorder, or
 - (c) Damage,
 unless otherwise entitled by virtue of section 4 of the Private Security Industry Act 2001 to carry out such activities.

Supply of alcohol

2. No supply of alcohol may be made under this premises licence:
 - (a) At a time when there is no designated premises supervisor in respect of the premises licence or,
 - (b) At a time when the designated premises supervisor does not hold a personal

licence or his personal licence is suspended.

3. Every retail sale or supply of alcohol made under this licence must be made or authorised by a person who holds a personal licence.
4. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either –
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
5. (1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price, which is less than the permitted price.
 - (2) For the purposes of the condition set out in (1) above–
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
 - (b) “permitted price” is the price found by applying the formula–

$$P = D + (D \times V)$$

where –

 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence –
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the

Value Added Tax Act 1994.

- (3) Where the permitted price given by paragraph (2)(b) would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
 - (4) (a) Sub-paragraph (4)(b) applies where the permitted price given by paragraph (2)(b) on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
 - (b) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.
6. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
- (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises –
- (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to –
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
7. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
8. The responsible person must ensure that –
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up

in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures –

- (i) beer or cider: ½ pint;
- (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold the customer is made aware that these measures are available.

For the purposes of conditions 6, 7 and 8 above, a responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

Annex 2 – Conditions consistent with the operating schedule

1. Staff shall be trained in the requirements of the Licensing Act 2003 with regard to the Licensing Objectives.
2. Records of all orders and deliveries shall be maintained.
3. A first-aid box shall be available at the premises at all times.
4. Regular safety checks shall be carried out by staff.
5. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.
6. The premises shall maintain an Incident Log and public liability insurance.
7. The Premises Licence Holder shall operate a 'Challenge 21' Policy in relation to any delivery of alcohol. Appropriate identification shall be sought from any customer receiving a delivery who appears to be under the age of 21. The only acceptable forms of identification shall be photographic driving licences, passports, HM Forces cards or a form of identification with the 'PASS' hologram.
8. All delivery drivers shall be trained in the 'Challenge 21' Policy, and that training shall be documented and repeated at 6 monthly intervals.
9. When placing a remote order for alcohol, a prompt shall appear/be provided to the customer which shall indicate to the customer that they cannot place an order for alcohol if they are under 18. The prompt shall also advise the customer that proof of age may be required at the point of delivery in accordance with the 'Challenge 21' Policy and that if they cannot produce identification to show that they are over the age of 18, the products shall not be delivered to them.

10. The terms and conditions on the app/website/any other platform used by the Premises Licence Holder shall indicate that, by ordering alcohol from the app/website/platform, the customer is confirming that they are at least 18 years of age. The terms and conditions shall also advise about the operation of the 'Challenge 21' Policy on delivery.
11. Each delivery driver shall maintain a refusals book which shall record the details of any refused deliveries and the reasons for these. These shall be made available to an officer of a responsible authority upon request.
12. The premises shall not be used for the sale of alcohol for consumption on the premises, nor any regulated entertainment, and there shall be no access to the premises by members of the public, unless and until conditions 13 – 30 below are complied with. Prior to this time, the sale of alcohol shall take place by way of orders placed through the Premises Licence Holder's app or other remote means (e.g. telephone or email) only. For avoidance of doubt, it shall not be necessary for the Premises Licence Holder to comply with conditions 13 – 30 whilst they are solely selling alcohol for consumption off the premises.
13. A suitable CCTV system shall be maintained and operated at the premises.
14. Recorded images shall be maintained and stored for a period of twenty-eight days and shall be produced to the Police or Licensing Authority upon request.
15. CCTV shall be in operation at any time a person is in the premises. Where CCTV is recorded onto a hard-drive system, any DVDs subsequently produced shall be in a format so it can be played back on a standard PC or DVD player.
16. Any person left in charge of the premises shall be trained in the use of any such CCTV equipment, and be able to produce CCTV images to an officer of a responsible authority upon request.
17. SIA registered door staff shall be employed at the premises, in accordance with a risk assessment, to be carried out by the DPS. When employed, door staff shall wear high visibility armbands.
18. When employed, a register of those door staff employed shall be maintained at the premises and shall include:
 - (i) the number of door staff on duty;
 - (ii) the identity of each member of door staff;
 - (iii) the times the door staff are on duty.
19. A refusals book shall be maintained at the premises, and made available to an officer of a responsible authority upon request.
20. Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises.
21. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
22. The exterior of the building shall be cleared of litter at regular intervals.
23. Notices shall be positioned at the exits to the building requesting customers to leave in a quiet manner.

24. Doors and windows at the premises are to remain closed after 2300hrs, save for access and egress.
25. A Dispersal and Smoking Policy shall be implemented and adhered to.
26. The emptying of bins into skips, and refuse collections shall not take place between 2300hrs and 0800hrs.
27. A 'Challenge 21' Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 21. The only acceptable forms of identification shall be photographic driving licences, passports, HM Forces cards, or a form of identification with the 'PASS' hologram.
28. Staff training shall include the 'Challenge 21' Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training shall be given to a new member of staff before they commence employment and all staff shall receive refresher training every 6 months.
29. Notices advising what forms of ID are acceptable shall be displayed.
30. Notices shall be displayed in prominent positions indicating that the 'Challenge 21' Policy is in force.

Annex 3 – Conditions attached after hearing by the licensing authority

Not applicable.

Annex 4 – Plans

See attached

This page is intentionally left blank

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY



**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT 2004)**

**TEMPORARY STOP NOTICE
SERVED BY MANCHESTER CITY COUNCIL
HEREIN AFTER REFERRED TO AS "THE COUNCIL"**

TO: The Company Director, Shindigger Craft Beer Ltd, 6 Cross Keys Street, Manchester, M4 5ET

George Grant, [REDACTED]

1. **ON 25 October 2017** the Council has issued this temporary stop notice alleging that there has been a breach of planning control on the land described in paragraph 4 below. The breach of planning control is the material change of use from a warehouse to a mixed use consisting of a warehouse, drinking establishment and nightclub.
2. **THIS TEMPORARY STOP NOTICE** is issued by the Council, in exercise of their power in section 171E of the Town and Country Planning 1990, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in the notice. Important additional information is given in the Annex to this notice.
3. **THE REASONS FOR ISSUING THIS NOTICE**

The unauthorised use is likely to result in noise disturbance for the occupiers of nearby residential properties. The premises are situated in an isolated location where customers are vulnerable to crime and disorder, particularly at night.

4. **THE LAND TO WHICH THIS NOTICE RELATES**

Land at 6 Cross Keys Street, Manchester, M4 5ET, shown edged red on the attached plan.

5. **ACTIVITY TO WHICH THE NOTICE RELATES**

Use of the land as a mixed use consisting of a warehouse, drinking establishment and nightclub.

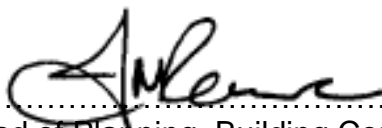
6. WHAT YOU ARE REQUIRED TO DO

Cease the use of land as a drinking establishment and nightclub; including the retail sale of alcohol and consumption of alcohol on the premises by visiting members of the public.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **25 October 2017** when all the activity specified in this notice shall cease. This notice will cease to have effect on **22 November 2017**.

SERVED on 25 October 2017



.....
Julie Roscoe, Head of Planning, Building Control and Licensing
on behalf of Manchester City Council,
PO Box 532, Level 6, Town Hall Extension, Manchester, M60 2LA

DATED 25 October 2017

NOMINATED OFFICER: Adam Neil

TELEPHONE: 0161 234 4531

Ref: **ENF/13726/17**

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY



**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT 2004)**

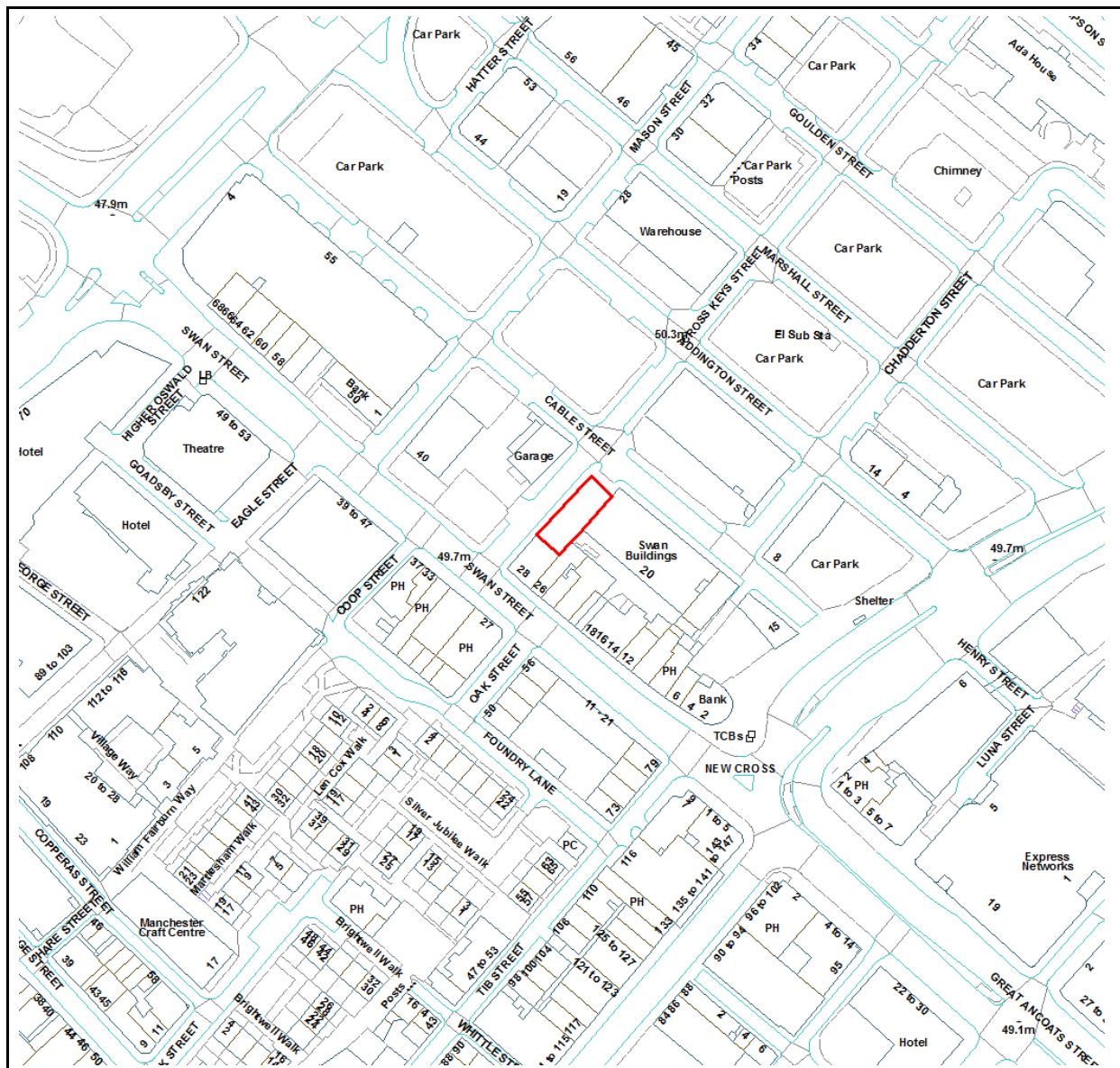
WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE.

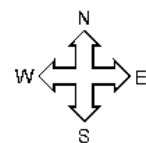
It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you. (Section 171G of the Town and Country Planning Act 1990). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which there is no maximum limit to the financial penalty that maybe imposed on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is also unlimited. If you are in doubt about what this notice requires you to do, you should get in touch **immediately** with Mr A Neil, Development Compliance Manager, Manchester City Council, PO Box 532, Level 6, Town Hall Extension, Manchester, M60 2LA or by telephoning - 0161 234 4531.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.



Case reference: ENF/13726/17

© Crown copyright and database rights 2017. Ordnance Survey 100019568



Scale: 1:1250