



## **Licensing Sub Committee Hearing Panel**

Date: Thursday, 6 April 2023

Time: 10.00 am

Venue: Council Antechamber, 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 Antechamber**

Public access to the Council Antechamber 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 entrances of the Extension.**

## **Membership of the Licensing Sub Committee Hearing Panel**

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**Councillors** - Connolly, Andrews and T Judge

## Supplementary Agenda

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4. **Summary Review of a Premises Licence - Queens Hotel, Sedgeford Road, Harpurhey, Manchester, M40 8QU** 3 - 170  
Now contains additional information submitted by the Premises Licence Holder.

## Further Information

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

Ian Smith  
Tel: 0161 234 3043  
Email: [ian.hinton-smith@manchester.gov.uk](mailto:ian.hinton-smith@manchester.gov.uk)

This supplementary agenda was issued on **Tuesday, 4 April 2023** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension (Library Walk Elevation), Manchester M60 2LA

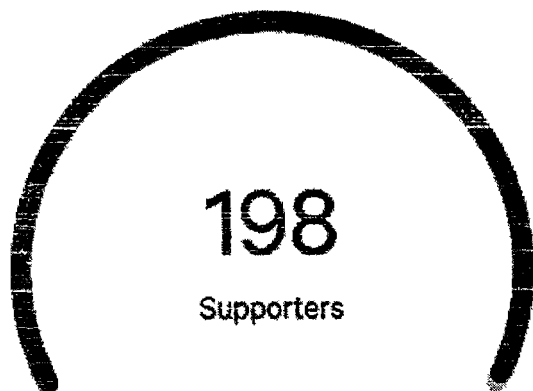
# Re-Open the Queens Pub

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Edit your link to make it easier to share

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London		UK	2023-03-24
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Fleetwood		UK	2023-03-24
Glossop	England	UK	2023-03-24
Oldham		UK	2023-03-24
Manchester	England	UK	2023-03-24
Manchester	England	UK	2023-03-24
Salford		UK	2023-03-24
Dewsbury	England	UK	2023-03-24
Manchester	England	UK	2023-03-24
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Manchester	England	UK	2023-03-24
Birmingham		Portugal	2023-03-24
Manchester		UK	2023-03-24
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Oldham		UK	2023-03-24
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Oldham		UK	2023-03-22
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Manchester	England	UK	2023-03-23
Manchester	England	UK	2023-03-23
Lytham St Annes		UK	2023-03-23
Manchester	England	UK	2023-03-23
Manchester	England	UK	2023-03-24
Monsall	England	UK	2023-03-24
Wigan		UK	2023-03-24
Manchester		UK	2023-03-24
Manchester		UK	2023-03-24



Name	City	State	Postal Code	Country	Signed On
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	Manchester	England		UK	2023-03-22
	Sale	England		UK	2023-03-22
	Beaumaris	Wales, Cymru		UK	2023-03-22
	Rochdale	England		UK	2023-03-22
	Manchester	England		UK	2023-03-22
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	Winsford			UK	2023-03-22
	Manchester			UK	2023-03-22
	Walsall			UK	2023-03-22
	Manchester	England		UK	2023-03-22
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	manchester	England		UK	2023-03-22
	Salford			UK	2023-03-22
	Manchester	England		UK	2023-03-22
	Manchester			UK	2023-03-22
	London			UK	2023-03-22
	Salford			UK	2023-03-22
	Manchester			UK	2023-03-22
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	Manchester			UK	2023-03-22
	Denton	England		UK	2023-03-22
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	Coventry			UK	2023-03-22
	Manchester			UK	2023-03-22
	Manchester	England		UK	2023-03-22
	Bradford	England		UK	2023-03-22
	Manchester			UK	2023-03-22

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	Manchester		UK	2023-03-26
	Middleton	England	UK	2023-03-26
	Manchester	England	UK	2023-03-26
	Ashbourne		UK	2023-03-27
	London		UK	2023-03-27
	Manchester		Cyprus	2023-03-27
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	Nottingham		UK	2023-03-27
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	Manchester	England	UK	2023-03-27
	Oldham		UK	2023-03-27
	Manchester	England	UK	2023-03-27
	Manchester	England	UK	2023-03-27
	Manchester	England	UK	2023-03-27



Name	City	State	Postal Code	Country	Date	Comment
	Manchester	England		UK	2023-03-22	[REDACTED]
	Manchester	England		UK	2023-03-22	[REDACTED]
	manchester	England		UK	2023-03-22	[REDACTED]
	manchester	England		UK	2023-03-22	"This is a community pub loved by all aged mostly over 40s and it is also a good venue for charity functions and family days it's viable to stay open I have gone in for years and wish to continue to"
	Manchester	England		UK	2023-03-22	[REDACTED]
	Manchester	England		UK	2023-03-22	"Nice family pub lovely bar staff friendly place to have a quiet drink good for events etc"
	manchester	England		UK	2023-03-22	"It's my local, it's a great pub with a real community, I would be lost without it "
	Manchester	England		UK	2023-03-22	"It's a good local pub where you can have a quiet drink at ur local with lovely bar staff"
	St Helens	England		UK	2023-03-22	"Can't beat the baked beans!"
				UK	2023-03-22	"It's the only place on the estate where all are family met for birthdays kids,events to keep kids entertained,and always rally around for the community if needed"
	Manchester	England		UK	2023-03-22	"Only local pub I love amazing atmosphere and friendly"
	Middleton	England		UK	2023-03-22	"Great family pub"
	Manchester	England		UK	2023-03-22	"This is a true community pub"
	London			UK	2023-03-22	"It's one of the best pubs going lovely people great atmosphere 💎"
	Manchester	England		UK	2023-03-22	"Fingers crossed x"

	Chadderton	England		UK	2023-03-23	"The Queens Pub is the Heart and Soul of the community on Monsall Estate A safe friendly fun place with the best atmosphere and the most amazing welcoming staff A Local landmark that caters for parties and special events for the young and the old"
	Chadderton	England		UK	2023-03-23	"The Queens Pub is the Heart and Soul of the Community on Monsall A place for the Locals to meet for social gatherings on a daily basis A Safe fun friendly Pub with the best atmosphere and amazing welcoming staff Catering for parties and special events for the young and old An important Landmark to keep for everyone to enjoy"
	Manchester	England		UK	2023-03-23	"The Queens is a great pub for the community it's the heart and soul of everyone that lives on and around the area Many special occasions are held here, it's a friendly place for anyone that wants a drink and to meet friends and family, great friendly staff "
	Manchester	England		UK	2023-03-24	"It's a big part of the community"
	Manchester	England		UK	2023-03-24	"Frndly family pub a part of the estates foundation 💎💎"
	Manchester	England		UK	2023-03-24	"Every generation of everyone's family have many happy memones in the Queens ,its always been there ,hope it stays there "
	Manchester	England		UK	2023-03-25	"It's a great pub, plays a big part in the community"

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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This is a Petition  
To Keep the Queens Hotel  
Open as it as done  
a lot of different things  
for the Community and  
we got a lot more  
going on for everone  
on the estate.

I would Like the Queens  
hotel to say open as  
it as been here since I  
was a K.d 52 Years ago

I THINK THAT THE QUEENS  
HOTEL STAY OPEN BECAUSE IT  
is part of the Mossall Estate

~~XXXXXXXXXXXXXXXXXXXX~~ Please  
Keep this pub open as  
it is a great for the  
community and do lots of  
events for our children

Keep the pub open its good  
for the community

Its a great community pub  
friendly and welcoming

for  
016

Please Keep the Queens  
Open. best Pub ever

Keep the Queens pub open  
to keep the community  
together

Please keep the Queens Pub  
open for us all.

[REDACTED]

I would like the Queens to stay open, as it does everything for the kids, and the community; Thanks.

[REDACTED]

[REDACTED]

I would like the Queens to stay open as been on this ~~estate~~ estate since I was a kid and my kids to go good for the community.

[REDACTED]

fa  
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[REDACTED]

I would like the Queens to stay open, as it is the only source of community that I can go to and feel safe, where everyone looks out for me.

[REDACTED]

I would like the Queens to stay open, as it is not just where you can go for a drink, it provides community spirit and get together for the people who live in the area & beyond.

[REDACTED]

As a Resident on this estate for 22 years the Queen Hotel should keep as good Community Pub

they have Gwynn Castle  
and Bourges

I would like the Queens Hotel  
Pub to say "Open". I live on Monsall  
Estate 38 years on. It is the only  
community to feel safe

I would like to see the  
Queens Hotel stay open  
as it is a communal  
hub. The landlord and I  
were talking about getting  
a fishing trip organised

Also  
they run a weekly meal  
raffle and do the bonus  
ball, meals for the elderly

Monsall wouldnt be the  
same without the Queens.  
Every body meat's up  
has a good time it would  
be a loss to a lot of people  
kid's party's Bonfire night (Etc)

they also started to  
organise trips out for  
the locals. It would be  
a bad result to close such  
a monumental communal  
hub.

fa  
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[redacted]  
Keep the queers open

Keep the Queers open

[redacted]  
We need our Pub, it has always been a Community Pub.

[redacted]  
my son is an adult with very special needs can't go anywhere alone and loves nothing more than going for a coke has a treat to the queers [redacted]

for old

Miss [redacted]

Keep the queers open. Its a friendly family C pub. Good atmosphere.

[redacted]  
Its the best community pub Best Rewards

Please keep the pub open

Keep the queers open!!!

We need our Pub to stay open as it the heart of the estate does everything for the people of Monsall

[Redacted]

Please keep the Queens open I have used it for years and I meet my mates there I have enjoyed it for years

[Redacted]

Please keep our Pub open its a place I can go too even for a cup of tea its the hub of our community

for old

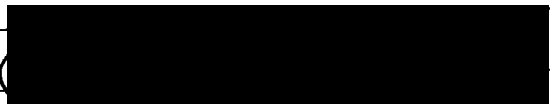
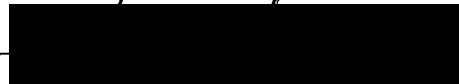
[Redacted]

We need our Pub to stay open its good for the community its so good for the kids and adults [Redacted] is doing so well

The queens pub is the heart of our community, please save it from closing, [Redacted] had some brilliant days planned for our families this summer. It will be ashame for it to be closed when its been here all our lives

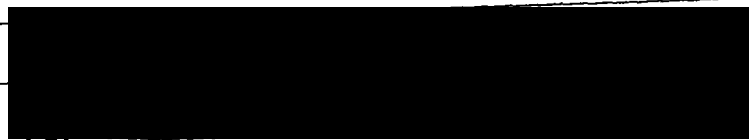
[Redacted]

We need our pub!

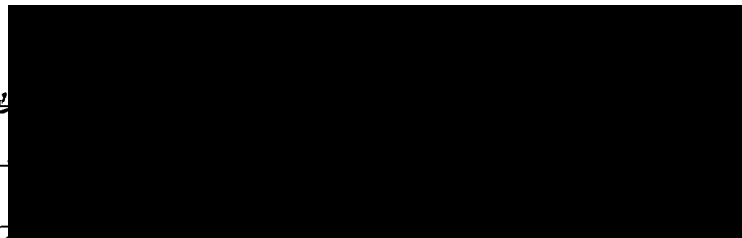


SAVE A PUB!

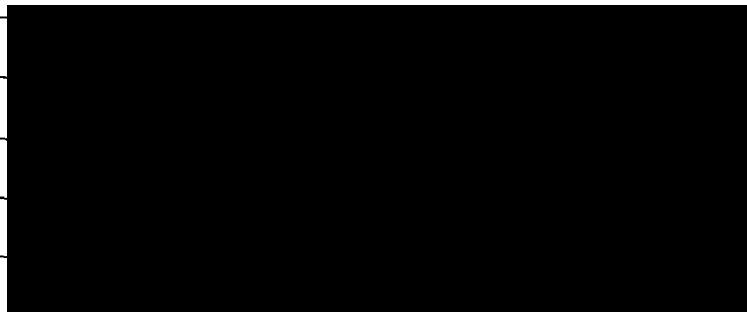
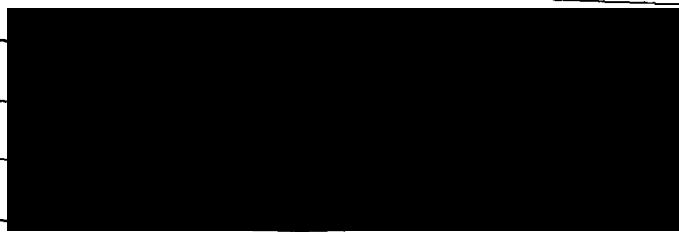
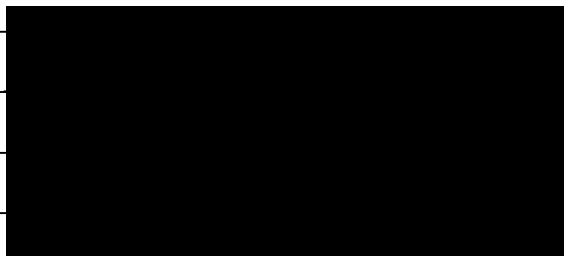
The Centre of the Estate  
and they do loads for  
The Kids.



for  
016



Hurry up and open.



Q

Miss the QUEENS  
GREAT COMMUNITY PUB.

[REDACTED]

[REDACTED]

[REDACTED]

fa  
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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Please keep this pub  
open its a hub for the  
community and a lot of  
older people look to it  
for company somewhere  
that they can have a  
drink and a chat

This is the only pub  
I drink in,  
I live in Salford and  
come down most  
weekends.

for  
016

I'm not from Manchester but  
when I visit family we always  
go to the queens and we always  
feel welcome and at home, I  
would hate to not be able to go  
there (also helped me with a  
flat tyre so I could get home)

Keep our local pub open!  
I've been going into the  
pub for many years.  
Have attended many  
family parties and friends  
parties I also have a surprise  
30th booked here for July.  
Everyone is welcoming  
and friendly.

Keep our local pub  
open. Such a friendly  
and out going pub  
we enjoy our parties  
and family events  
we have a pool  
~~time~~ team that  
been going for years  
and need it to

Stay  
keep the pub open

Please keep the Queens open!  
The pub does a lot for the  
community and the kids on  
the estate. The only local  
place to hold our family  
parties!

I love the pub  
PIS save it. The only  
local I will Thanks  
in advance ...

Keep the Queens  
Pub open its a family  
pub

do things for  
the kids & Adults Bingo  
Pool Party's for kids  
these Amazing

friendly staff, good  
environment, good  
for the community [REDACTED]

Great family pub always  
holding parties for the  
children brilliant staff  
and great atmosphere  
we need this pub to be open  
for the community [REDACTED]

Great pub, family friendly,  
great staff. Good place  
to chill and play pool  
[REDACTED]

THE QUEENS HAS ALWAYS  
BEEN A GOOD PUB, GOOD  
FOR COMMUNITY ALL  
ROUNDS [REDACTED]

my local PUB since I was  
old enough to drink. Been on  
The Pool team for 7 years  
[REDACTED]

Don't shut are local Pub  
its good for the Community.

Great pub, family pub  
great place  
[REDACTED]

It's been there for longer  
than I've been alive & I'm  
51 now [REDACTED]

0

Save are pub heart of the  
Community heart of the estate



Save our Queens Hotel  
Public house its one  
piece of the Estate where  
people socialize



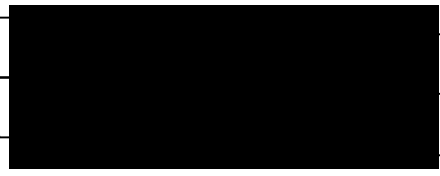
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Its the heart of the  
estate and everybody  
comes together on  
enjoyable days. It deserves  
to be open for everyone



The Queens has been  
as been a big part  
of are lives. Its a  
warm and friendly  
pub





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it would be a great  
shame to loose all  
local pubs as it is a  
big part of the  
community.



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of the Local Government Act 1972.

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Please give [REDACTED]  
a second chance he has  
done so much for community  
The Pub was run down  
he worked so hard to  
make it work he takes  
his time out and listens  
to what have to say.

He runs bingo Darts Pool  
nights on and does a lot for  
the kids ~~has~~ Halloween  
Christmas Parties and Street  
Parties. He is one of the  
nicest lads you will  
ever meet. Please ~~give~~ give  
him a chance.

thankyou

[REDACTED]

I HAVE BEEN GOING IN THE QUEENS PUB MONSALL FOR OVER 40 YEARS. AND I HAVE NEVER HAD ANY TROUBLE WITH ANYONE IT'S A VERY FRIENDLY PUB WHERE YOU CAN ENJOY A FEW DRINKS. AND HAVE A GOOD TIME. PUNISHING THE CUSTOMERS WHO HAVE BEEN GOING IN FOR A LONG TIME BECAUSE OF A FEW REPROBATES WHO ARE NOT FROM THE ESTATE IS TOTALLY WRONG. ANYONE WHO COMES IN THE QUEENS THAT HAS NEVER BEEN IN BEFORE ARE MADE VERY WELCOME AND ARE SURE OF A GOOD NIGHT. IT IS THE BEST PUB IN MANCHESTER IN MY OPINION AND I HAVE BEEN IN QUITE A FEW.

YOURS TRULY

I would like you to know what I think of the Queen's pub, I love it, because it is one of them place's were you would feel welcome no-matter were you come from, I've been going into the pub since I was 18 year's old, I am 55 now and I would not want to do without it now, [REDACTED] and [REDACTED] are like family to me and everyone who go's into there pub they treat everyone the same, no-one is any better then the ~~of~~ other, my Dad Drink in there over 40 year's ago we had is wake in the Queen's my brother and Daughter past as well and we had ~~the~~ wake's in

there as well and we had not one bit of trouble, [redacted] made sure they all had a good send off, then one day there [redacted] came in to the pub to do some work he fit in so well, I know [redacted] as he was a mousell lad, but I had never spoken to him, but he make me lught and everyone else he did alot for the pub he got everyone involved in doing things like pool, Buzgo, and Dart game's, he did party for the kid's and he made all the young & old ~~to~~ people feel like a part of his family because that is what we all are Page 50 mousell,

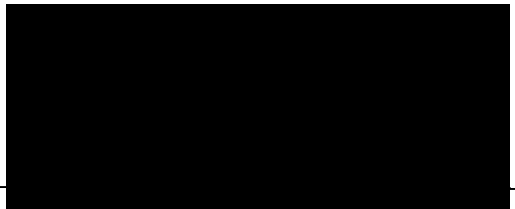


a family, and no-one will  
ever change that no matter  
what happens,

/thanks



1



I live on mansell estate and have done all my life, the queens public house has been my local since I was old enough to drink, I have had many a good night in the pub, and the pub has given pleasure to many people, there are many older people which the pub is local too and those people find company for themselves whilst having a couple of drinks, there has also been a great deal of fun days for the kids on the estate which is great as it keeps them off the streets, as mansell estate has nothing for the kids, if this pub was to close it would be a great loss to the community. so I am giving my support for the reopening

1  
of his pub, so we can continue  
with our social activities



2. JACOM is MAY CONCERN

The Queens pub is the hub of the community. All local RESIDENTS have held parties and functions there people got together for a dance and sing song and have a good time I had my wedding reception there a long time ago it was only because kids from other areas came in that trouble started there and did there best to get them out but they wouldn't leave

Yours Sincerely

Please keep the queers den  
its where we all go it a  
family Pub [REDACTED]  
[REDACTED] are so genuine people  
they do a lot for the  
community kids parties for  
Halloween Christmas Street  
Parties you name it they do  
it my parents drink in there  
The Pub was run down  
[REDACTED] brought it back to  
life he takes his time out  
and sits and talks to us all  
to find out what we would  
like to have in the queers.  
So please keep the Pub  
open.

[REDACTED]

I would like to tell you  
abit about [REDACTED], I have  
heard all about him of his  
family, but I had the great  
Pleasure of meeting him two  
year's ago, when he came  
to [REDACTED] pub to  
do some work on it, he is  
such a great guy, the things  
he done ~~to~~ to the pub, it was  
getting abit run down and  
[REDACTED] put some live back  
into it, he starting to get  
involved with everyone in  
the pub, he started a bingo  
night, Darts and pool night  
everyone loved it, I think  
he as been doing really well,  
he put himself out there,  
and he even started doing  
things for the kids like  
partys for ~~Pat~~ 56 m face

painting, and putting  
music on for them, as there  
is no-where for the kid  
to go on mornall they all  
loved it, [REDACTED] has got a  
lovely family and was  
starting to turn his life  
around, he love to do what  
he was doing, and I always  
thought everyone should have  
a second chance, and he got  
that of everyone who meet  
him, I can't believe what  
as happened to him,  
no matter what I no alot  
of people will be there for  
him, me aswell but like  
I said he Deserve a  
second chance so if you  
can find it in your  
heart, to give it to him

Thankes  
Page 57 [REDACTED]

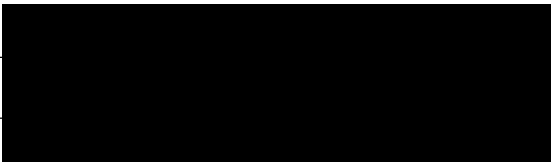
To whom it may concern.

I am writing this letter in support of the Queens hotel. [REDACTED] was born on the estate in the Queens hotel, and he renovated the pub during lockdown he has done a great job in the pub, and got a steady flow of customers, some of whom go there for the company, the pub is a community hub for most people. People who enjoy a drink and a chat, even some people call in for a coffee, [REDACTED] engages well with the customers and he tries his best to give them what they ask for, myself as with a few others off the estate along with [REDACTED] have put on some great days for the kids, and the pub is at the minute renovating the back room into a soft play area



②

for mums and toddlers to go to and its not just for the people of Mansall its for other mums from other areas too, we hope that we can continue to put on our fundays and support the people who look to the pub for companionship



To Whom it may concern.

I am writing this letter on behalf of my family in support of The Queens Motel, Mansall.

This pub is part of the community on Mansall and has been a huge part of my family life. We have lived on Mansall 50+ years and have shared many good times in The Queens.

The owners, [REDACTED] are highly respected on Mansall. They arrange party's, funerals and fun days at The Queens. My Mam and brother both held their wakes there.

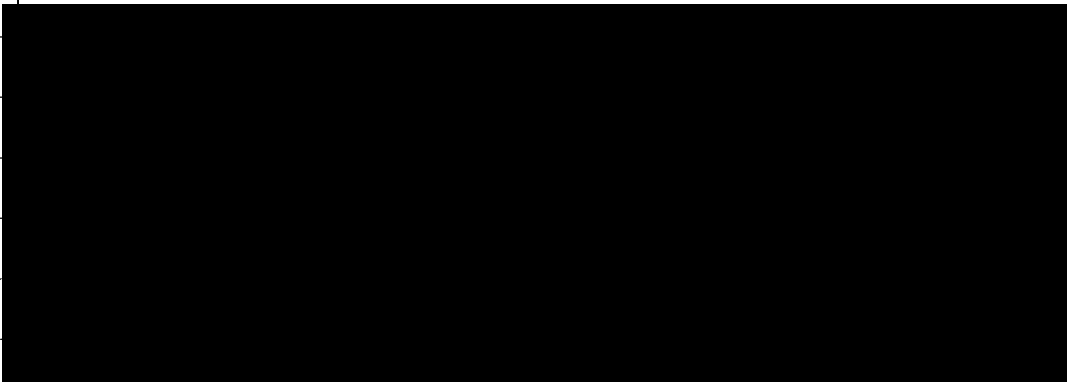
They also arrange lots of parties for the children here (obviously during the day) which is brilliant and gives them something positive as there is nothing for them to do on the estate.

For Mansall to lose the Queens would be devastating.

One of my brothers has learning difficulties. He doesn't drink but The Queens is the only place he will go as he is welcomed there and feels safe. Without the Queens he wouldn't go anywhere.

To sum up the Queens, the owners and staff are the heart of the estate and I feel that its loss would affect everyone on Mansall.

I hope you take this into consideration.



Dear Sir/Madam.

I am writing this letter to express my deep concern about the recent closure of the local pub, The Queens.

This pub has been an integral part of my childhood, and my family and I share numerous memories associated with it.

The closure of this pub would not only be a loss for us but also for the entire community.

The Queens has been a place where people gather to socialize and enjoy themselves for many years. It has provided a friendly and welcoming atmosphere ~~to~~ that has made it a favorite destination for locals and visitors alike.

I implore you to reconsider the closure of this beloved establishment. The Queens has been an essential part of the community for generations, and its loss would be deeply felt by everyone.

I urge you to take into account the many memories, experiences, and friendships that have been made at The Queens over the years.

I am confident that with your support and understanding, The Queens can continue to thrive and provide a warm and welcoming environment for all.

Thank you for your time and consideration.

Your Sincerely

TO

Who it may concern  
 I am writing this letter to let  
 you know what it would mean to us  
 as a community if you closed the Queen's  
 Public house down.

I have lived on this estate since  
 1970 I don't always have to go there  
 just for a drink I can go round for  
 a cup of tea and a chat,

Since the lockdown [redacted] and his  
 son [redacted] have done a lot of work  
 to the pub they have made it a lovely  
 place to gather they have put  
 party's on for our children and  
 grandchildren at Halloween and Christmas  
 they also have plans for Easter and  
 the summer for the children.

So please don't close our Pub  
 It's the hub of our community

Thank you

[redacted]  
 P.T.O.

I Write this letter in appeal and support,  
For The Queens Hotel, Public House.

This pub is the only thing left in our community  
where we can get together to socialise and celebrate.  
The Queens Pub as been brought back to standards  
and life by [REDACTED]. He's really cleaned up  
and saved the pub for us all to enjoy.

I've a son/young adult with complex needs who  
loves to sit on the dance floor and enjoy  
the music. This also gives me chance to socialise  
as there is not many things we can do with  
he's needs around here. But he loves the pub  
atmosphere.

We need this pub its all we have left in our  
community, keeping the community together.

There always there for customers and also  
supporting community and events. Creating and  
organising fun days for the children and family  
during school holidays. They arrange day  
trips for all with small fees making it  
possible for days out in summer for locals.

We not spoke to one person who wants this  
pub shut! The whole community are routing  
for its re open. Its been the heart of  
the Monsall Estate for many many years.

Its our Landmark our joy to go to.

The reputation as always been great and the  
service is amazing from the much loved family run

pub. It feels like home to many locals.

Without the public house a lot will have no where to go to socialise, chatter, have company and meet up with friends. I really hope

we see the re opening of the Queens by [REDACTED] and his team who's been great to us all for the future of the Queens public house please let [REDACTED] continue to make and run it for our community.

The estate is not the same with them doors shut. All want to see it open again.

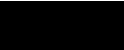




To whom it may concern,

I believe the Queens pub, on Sedgeford Road, should be open as it is a place that is vital to the community.

It draws in the local community and is the only place that some can go for company like for those with bad mobility and it is where you get to meet the community. When I moved in over 8 years ago, I was welcomed and accepted by the locals who have become my friends and I feel from this that Monsall has a great closeness.

 has owned the Queens for about 45 years and his mother ran it before him. His son has turned it in to a light fresh pub that holds pool nights and they do so much for the kids. The ladies have put on so many events for Easter/Halloween and many come to their firework show.

When the weather is sunny there's always a bouncy castle out there for all the local children. There is always something going on for the community to enjoy. They hold birthdays, Christenings and many more parties. They do food and it's cheap. They hold raffles that help in this time where everything is so dear. It has fed lots of people and also helps the elderly.

The bar manager has been a local for over 40 years and makes it warm and inviting. She hires local ladies that do all the planning for the events and in turn their children come in with their children. The Queens is woven into the locals.

I enjoy the mixture of people that go in. I like to chat to the old blokes hearing stories and chatting to blokes my age and a good game of pool. I have taken my partner and children in there and they have always been friendly to them. My youngest is a special lad and they take time out to chat to him and he can be himself there.

Many Thanks





To Whom It may concern,

Firstly I would like to thank you for taking the time to read this letter in regards to the Queens hotel Monsal and [REDACTED]

I would like to start by saying how much [REDACTED] has done towards the community when hosting events in the pub such as family days and fundraising. He makes sure there are things for children of all ages to enjoy.

As a local mum I always feel at ease when me and my children attend these events because the pub has such a homely vibe. The community always comes together and it is so nice to be a part of and witness.

It is always a great night out when I have been in with a good DJ and great atmosphere.

[REDACTED] is a respected man who is easy to approach and is kind and caring.

Many thanks  
[REDACTED]

From: [REDACTED]  
 Subject: The Queens Hotel  
 Date: 21 Mar 2023 at 14:33:46  
 To: [REDACTED]

To whom this may concern,

I am a neighbour of the Queens Hotel, Monsall situated in [REDACTED]  
 [REDACTED]

I was sad to be informed that due to a string of criminal activity the place was to be shut however I fail to see how this is supporting small local businesses to thrive when the socio economic climate is in decline and community establishments need to be available to support and give positive experiences with focus on wellbeing of the local community in general.

- o The Queens holds a weekly diet group that support the public health initiative to combat obesity in the local area
- o The Queens holds events dedicated to the Royal Family for example; Jubilee, VE day and the coronation supporting the national initiative to promote and celebrate our culture of a royal family
- o The Queens supports the nuclear family, holding many of the local community families gender reveals, birthdays, anniversaries, weddings and even deaths
- o The Queens actively engages with the community on key yearly dates giving those who do not usually engage the opportunity to entertain their families on a low budget for example Halloween, Christmas parties, mothers day events supporting with the cost of living

In general, the Queens is a hub for most people even if you do not use it as a public house but only take part in general events such as karaoke night or psychic nights or just the seasonal parties for their kids. The main point is community cohesion and engagement that benefits everyone.

The Queens has also undergone some transformation under its current management and their is a real gusto on their part to make it work and employing local people into local jobs and supporting the wider local trade to do that is a benefit to the community also.

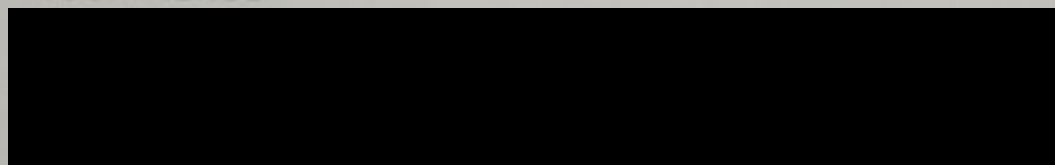
Given the recent problems, I personally feel that the Queens is being blamed for the ineffective proactive action of the Police to do their jobs and where they feel they do not have time or finance are blaming others for their failures and that is an injustice. If you want to catch criminals then do your job, do not blame a small business for the lack of support you give it when it is indirectly supporting many community service without the funding to do so.

I would like to kindly remind the police and local services that I am positive that if the Queens was needed or called upon to help with community cohesion for example housing/councillor/MP drop ins that they would in general be supportive.

I hope the right decision is made and my points taken into consideration.

If you have any questions please feel free to get in touch.

Best wishes

A large black rectangular redaction box covering the signature area of the letter.

To whom it may concern,

I am writing to you in regards to The Queens hotel and in particular [REDACTED]

The queens hotel has been part of the Monsal community for over 40 years. A Family run business with the families off the estate a massive part of the community.

The [REDACTED] family have always put the local residents at the forefront of the goings on in the pub.

When Covid hit, the pub was greatly missed by the local regulars who found comfort in the pub and being one of their only places to socialise and meet with people.

When Pubs were allowed to open, [REDACTED] worked immensely and put a lot of hard work and determination into the pub to renovate it and get it back up and running just for the local residents. Working for almost 2 years through lockdown just so the Pub could reopen when pubs were allowed to do so.

[REDACTED] has put his heart and soul into the pub over the past nearly 3 years.

[REDACTED] currently has locals [REDACTED] running weekly bonus balls, Meat raffles and Games to raise as much money towards funding community days for the children of the estate.

Over the past year the pub has held very successful events for Christmas, Halloween, Easter the summer, and even the queens jubilee entertaining more than 80 children from the local estate. The age range of these children varies from babies up to teenage years and all show massive respect to the pub and [REDACTED]

By holding these fun days at the pub, this is 80+ children off the streets and enjoying themselves in their local area, a place where everybody is respected and are growing up with the history of the pub that their parents/grandparents have grown up with, we hope that this can continue for the next generation

Since the pub reopening, there have been a couple of occasions where drunken people have smashed the windows. [REDACTED] has dealt with the situations efficiently and professionally and Those responsible have even paid for the damages caused as a rule in the pub and have apologized to [REDACTED] as he is respected and liked by all - those are now allowed back in the pub.

The pub has held many different family functions varying from, christenings, wedding, funerals, birthdays and holy communions. Without this pub there will not be anywhere for families to hold their partys or get together with everybody in the community as this is our Local.

Within the pub there is a big memorial wall dedicated to all of those lost within the community who have drank in the pub since the [REDACTED] family opened it all those years ago.

As you can see from all the above [REDACTED] has put his heart and soul into continuing his family's tradition of running an amazing pub for all local residents and without the pub it will be a part of history gone.

So as you can see, without the pub and all the help and hard work from [REDACTED] there isn't much of a community.

Please see pictures attached of fun days held in the pub [REDACTED] has been saving all funds raised through the above so that more fun days can be held in the summer and even a party for the king's coronation.

Regards

[REDACTED]

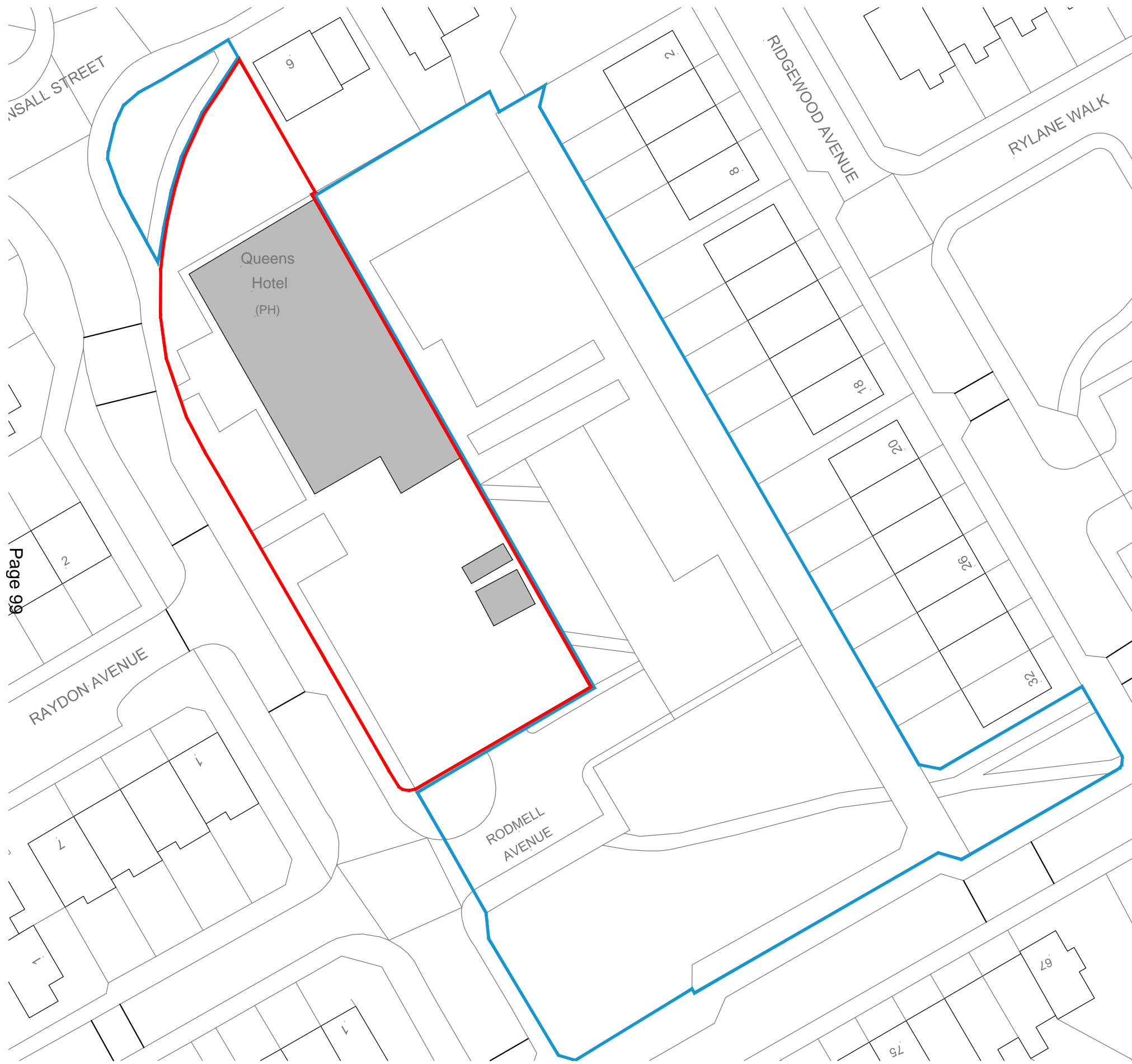
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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

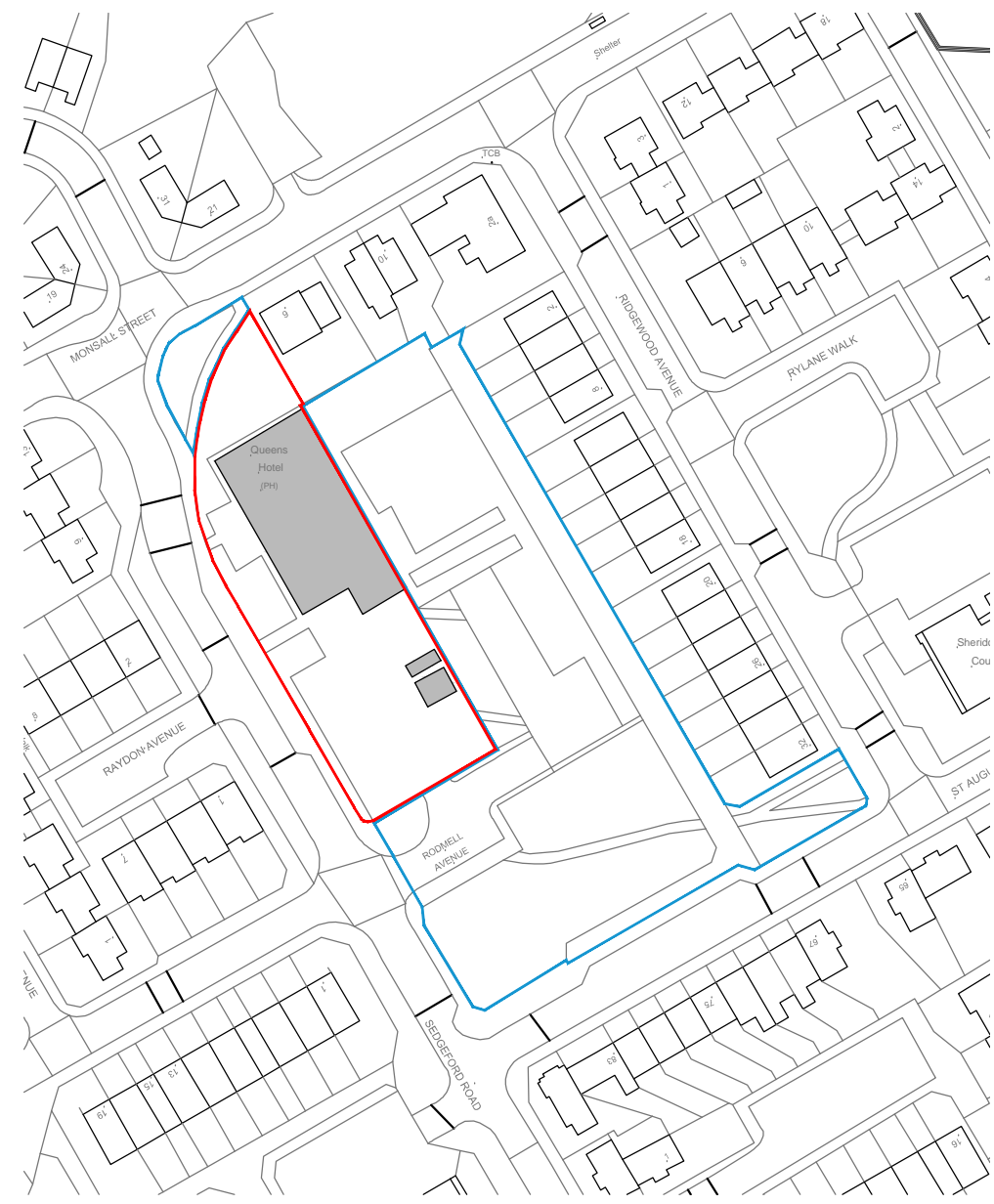
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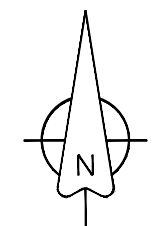
EXISTING SITE PLAN

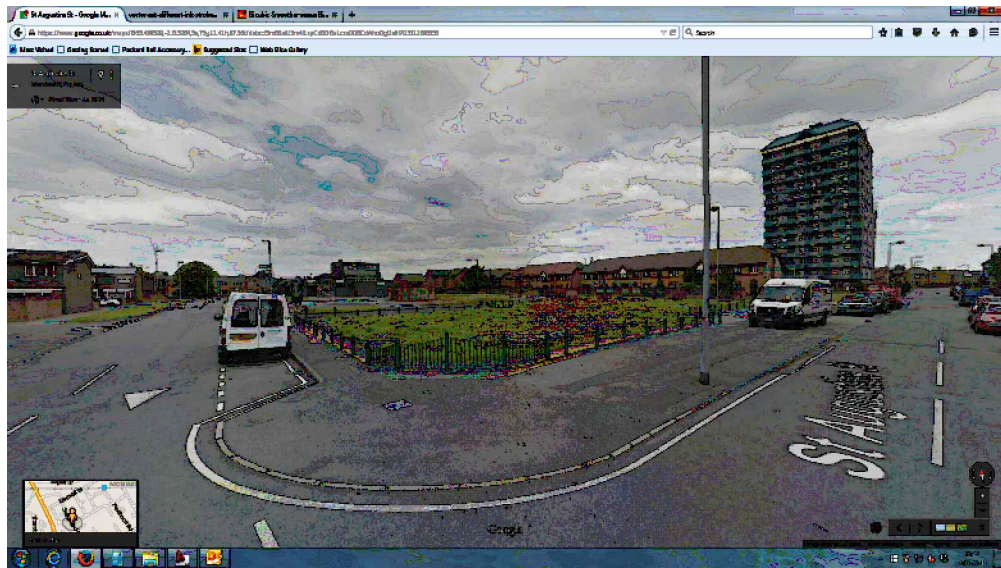


SITE LOCATION PLAN 1:1250

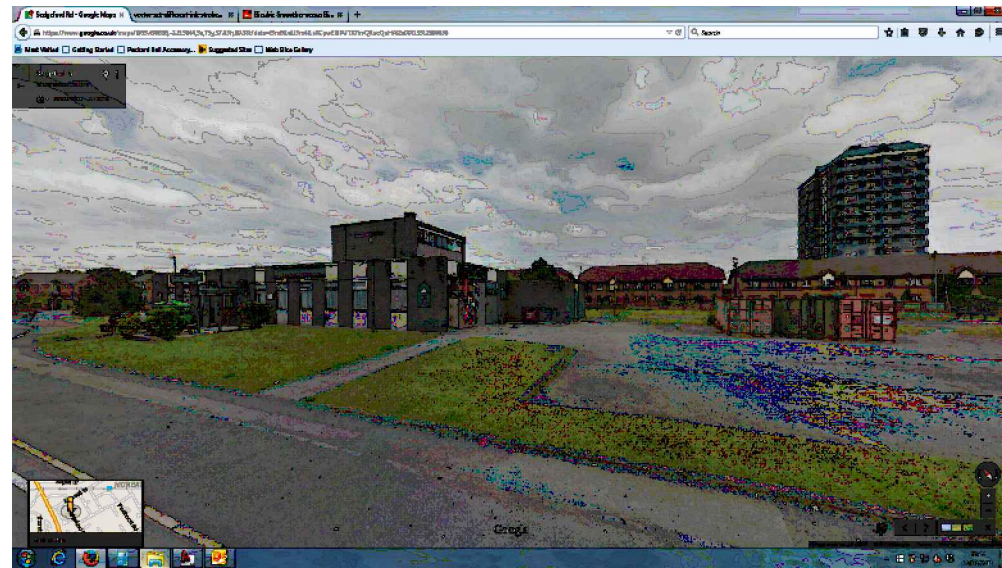


- Existing Buildings
- Site Boundary
- Area under Manchester Council Ownership

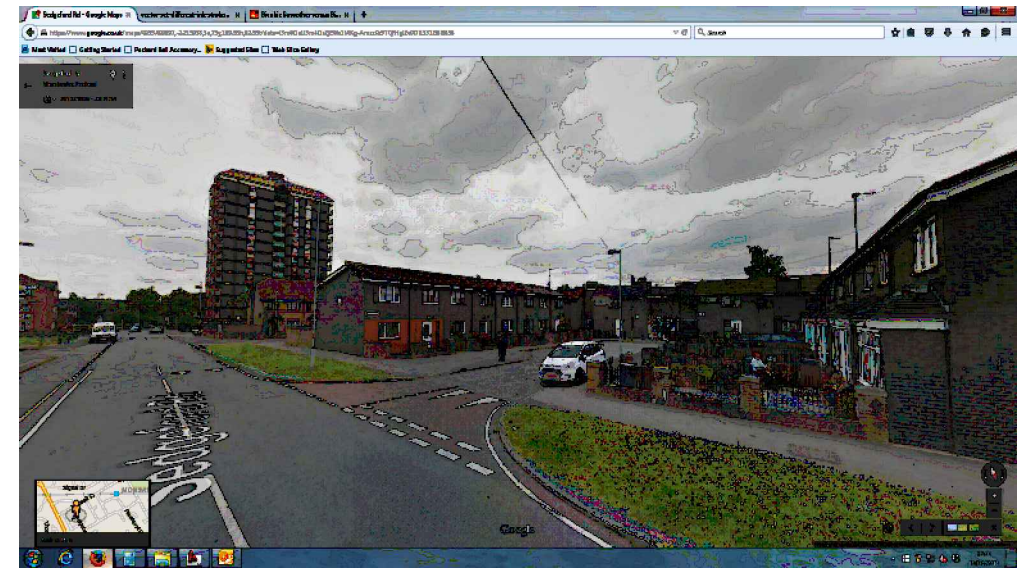




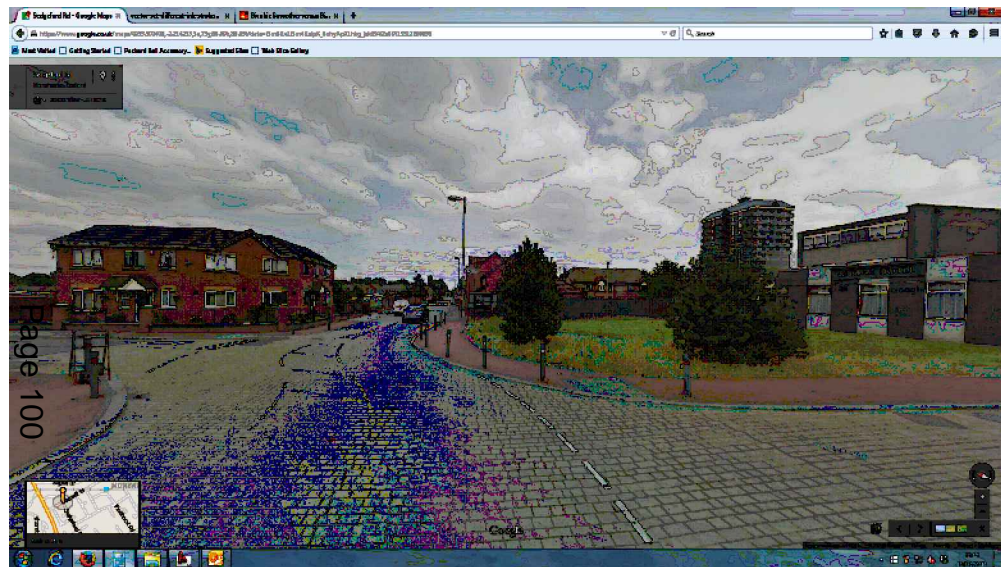
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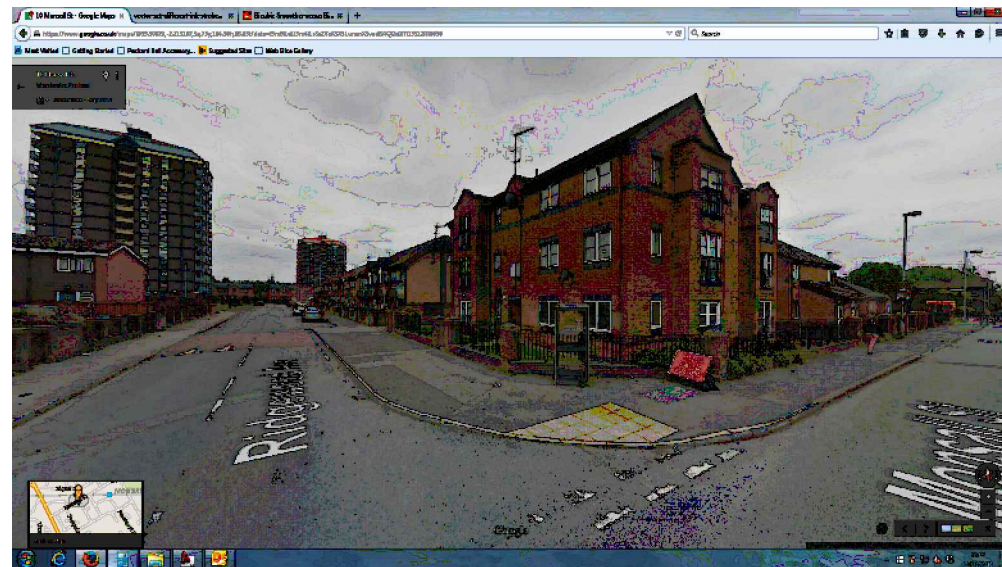
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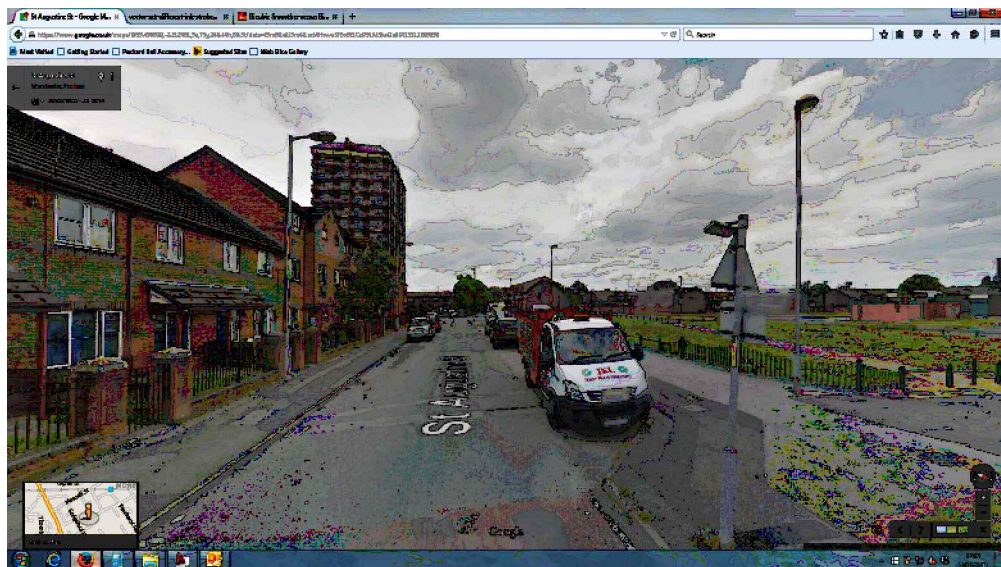
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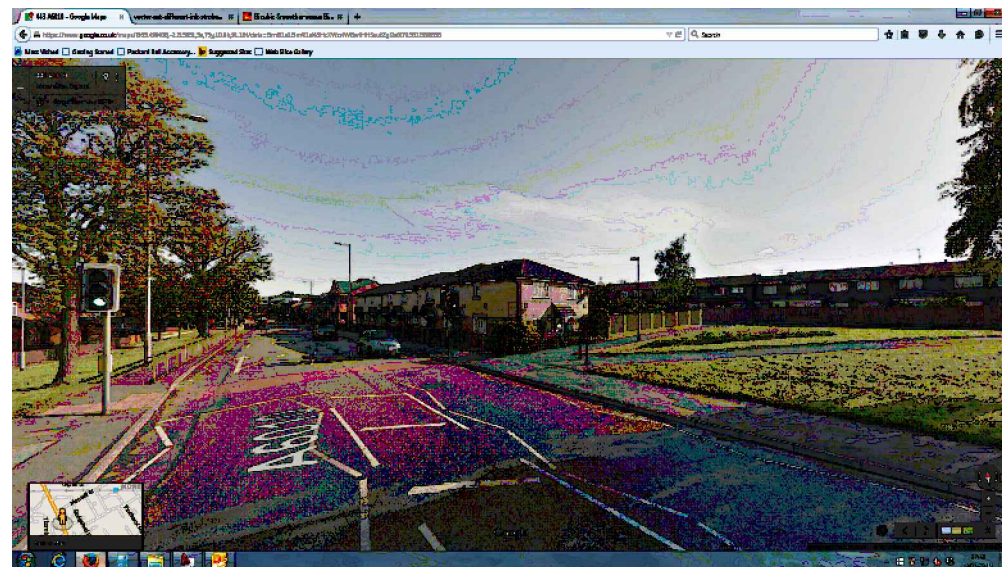
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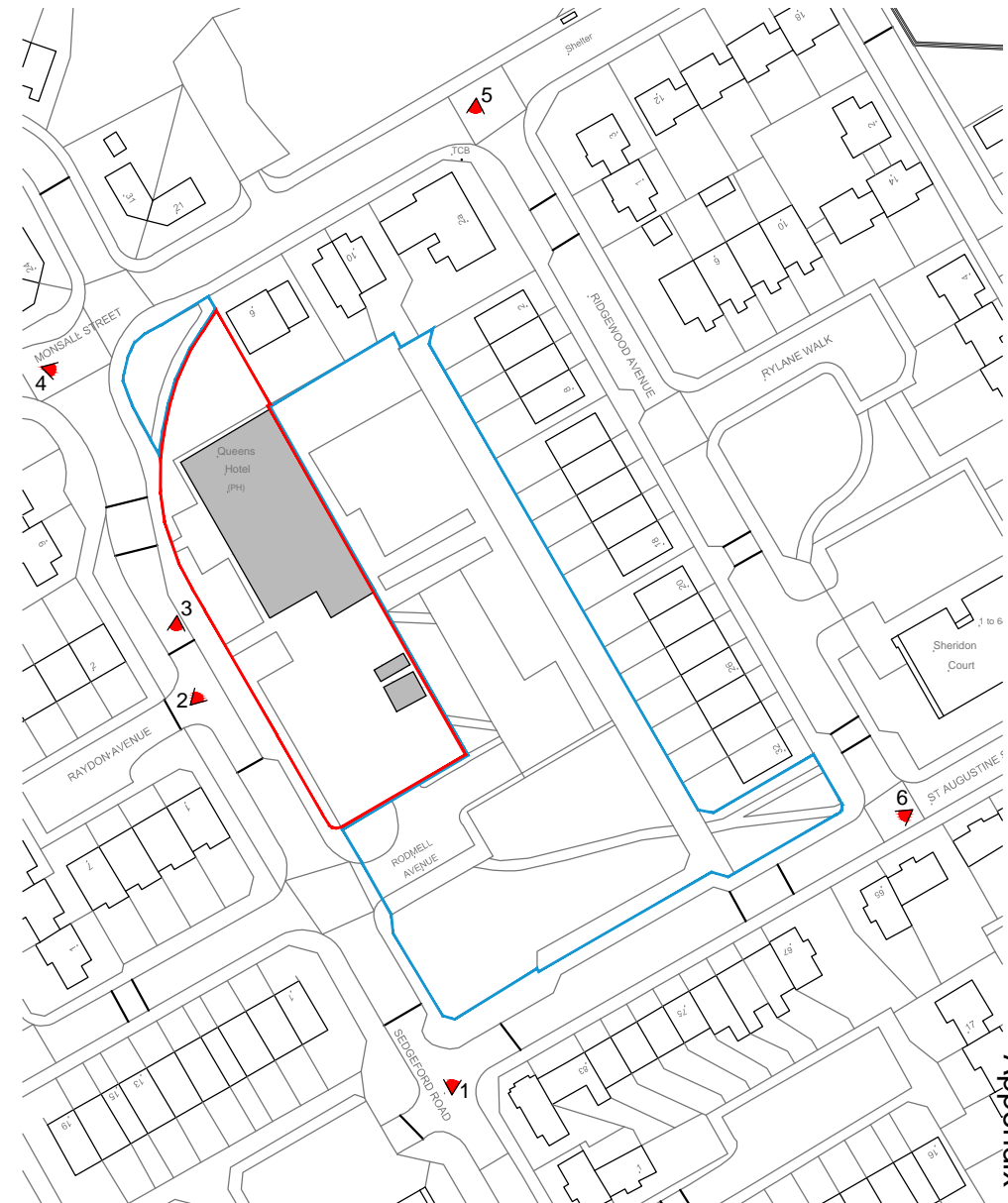
5



6



View towards shops looking North up Queens Rd



EXISTING SITE : 1-1250

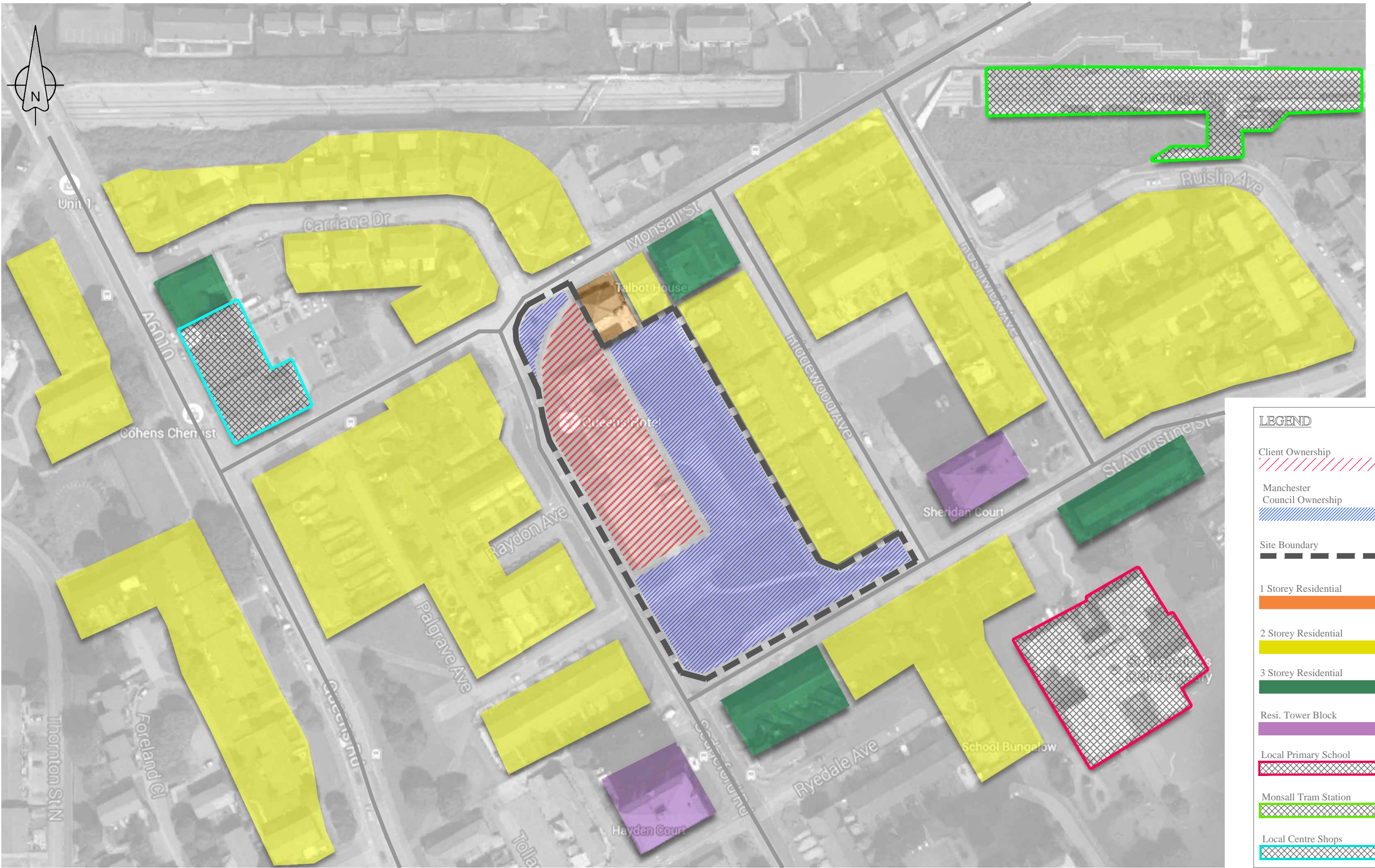
Appendix 17, Item 4

# Residential Development: QUEENS HOTEL, MANCHESTER

DRAWING TITLE : Context Photos  
 CLIENT : [REDACTED]

SCALE : NTS  
 REF : 0012





LEGEND	
Client Ownership	
Manchester Council Ownership	
Site Boundary	
1 Storey Residential	
2 Storey Residential	
3 Storey Residential	
Resi. Tower Block	
Local Primary School	
Monsall Tram Station	
Local Centre Shops	



**Schedule of Accommodation**

**2 Storey Apartments**

**Apartment Types**

- A - 1 Bed Apartments
- B - 2 Bed Apartments

Shaded Area  
Indicates 3  
Storey Section

**Ground Floor**

Apartment A	8No.
Apartment B	14No.
<b>Total Floor Area</b>	<b>1526 SqM</b>

**First Floor**

Apartment A	8No.
Apartment B	14No.
<b>Total Floor Area</b>	<b>1526 SqM</b>

**Second Floor**

Apartment A	1No.
Apartment B	5No.
<b>Total Floor Area</b>	<b>471 SqM</b>

**TOTAL APARTMENTS**  
50No.

**PARKING SPACES**  
36No.

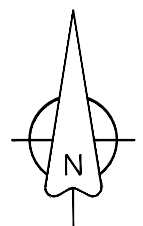
**2 Storey House Type C**

3 Bedrooms  
Detached Single Garage

**GIFA**  
118 SqM (Excludes Garage)

Page 102

PROPOSED SITE PLAN



Appendix 17, Item 4



**Schedule of Accommodation**

**2 Storey Apartments**

- Apartment Types**  
 A - 1 Bed Apartments  
 B - 2 Bed Apartments

Shaded Area  
 Indicates 3  
 Storey Section

**Ground Floor**

Apartment A	8 No.
Apartment B	14 No.
<b>Total Floor Area</b>	<b>1526 SqM</b>

**First Floor**

Apartment A	8 No.
Apartment B	14 No.
<b>Total Floor Area</b>	<b>1526 SqM</b>

**Second Floor**

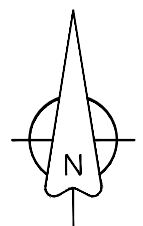
Apartment A	2 No.
Apartment B	10 No.
<b>Total Floor Area</b>	<b>942 SqM</b>

**TOTAL APARTMENTS**  
 56 No.

**PARKING SPACES**  
 36 No.

**Social Club**

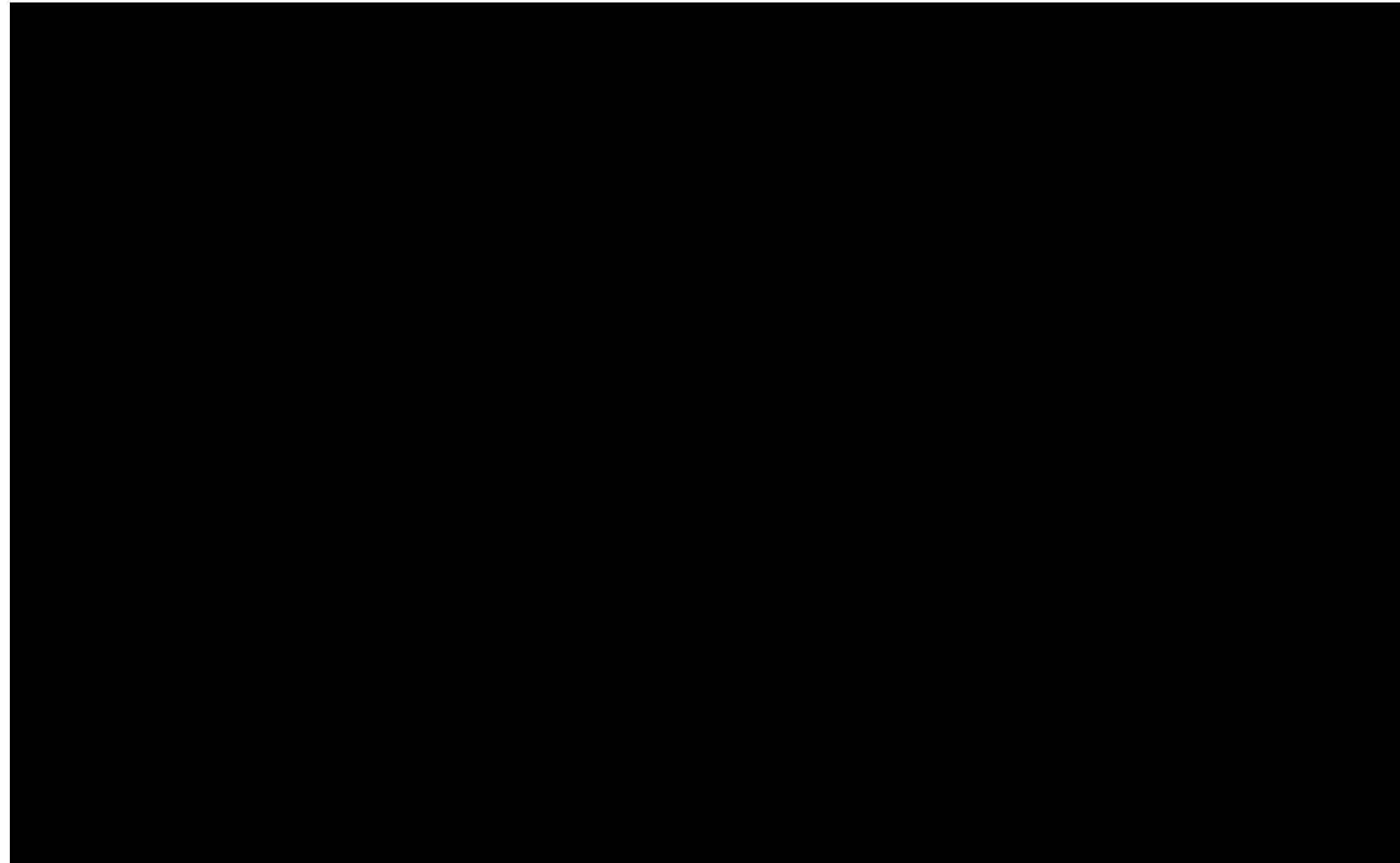
Ground Floor - 189 sqM  
 First Floor Apartment - 189 sqM



Page 103

PROPOSED SITE PLAN

Appendix 17, Item 4



Typical Disabled Access Apartment Layout

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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Fri 31/03/2023 11:08

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# FISH & CHIPS



**COMING SOON**

**THE QUEEN'S CHIPPY**

# *Kings Coronation Party 6th May*



God Save The King  
Katherine Jenkins

📍 THE QUEENS HOTEL

# EASTER EGG HUNT



📍 THE QUEENS HOTEL





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1 share  
Like Comment Share



The Queens Hotel is at The Queens Hotel.

19 Jan · Manchester ·

The blob is back



Like Comment Share



The Queens Hotel

19 Jan ·

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Posts About Photos Events Mentions



The Queens Hotel

16 Dec 2022 ·



Home Friends Watch Marketplace Notifications Menu



Posts About Photos Events Mentions



The Queens Hotel is at The Queens Hotel.

14 Dec 2022 · Manchester ·

This weeks Meat Raffle £1 per number 1-100 DM or call in pub for numbers 1st prize 3 joints off meat 2nd prize sirloin, steaks 3rd prize breakfast pack ( bacon , sausage etc )



Search



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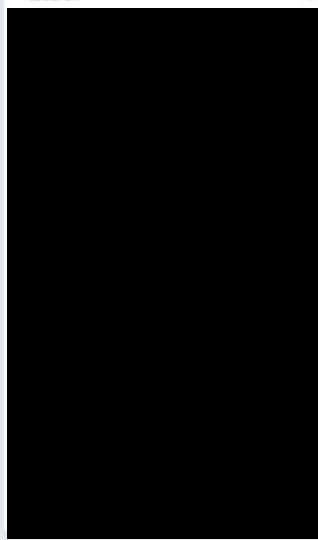


@THEQUEENSHOTELMONSALL

4 comments

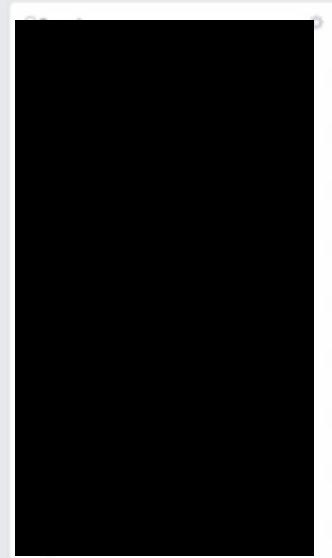


Search





Posts About Photos Events Mentions



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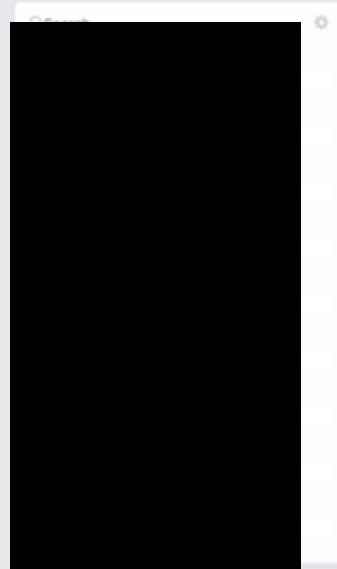




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3 shares 939 views



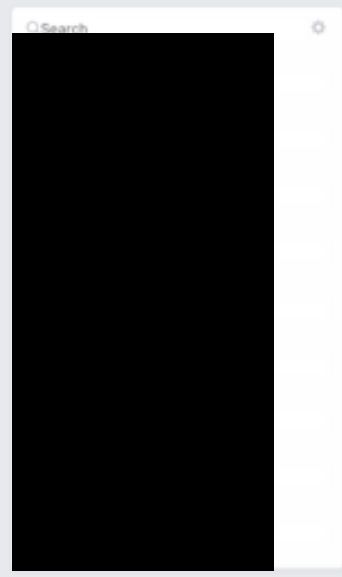
Posts About Photos Events Mentions

27 Oct 2022 ·





Posts About Photos Events Mentions



Posts About Photos Events Mentions



3 2 shares

Like Comment Share

 **The Queens Hotel** 15 Oct 2022 · 🌐



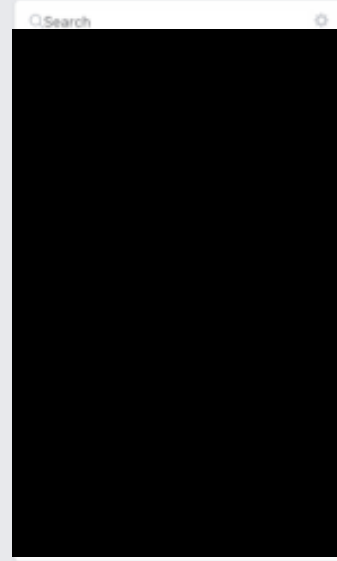
Posts About Photos Events Mentions



The Queens Hotel  
15 Oct 2022 · 🌐



Home Friends Watch Marketplace Notifications Menu



Posts About Photos Events Mentions



The Queens Hotel is at The Queens Hotel.  
27 Sep 2022 · Manchester · 🌐



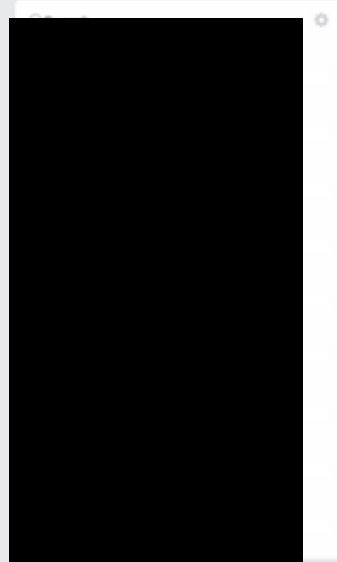
Like Comment Share



The Queens Hotel  
26 Sep 2022 · 🌐

It's pie night @thequeenshotelmonsal! Tuesday 5-7pm how made cheese, onion, pie, chips and beans? 🍷 🍷 🍷 🍷

Home Friends Watch Marketplace Notifications Menu

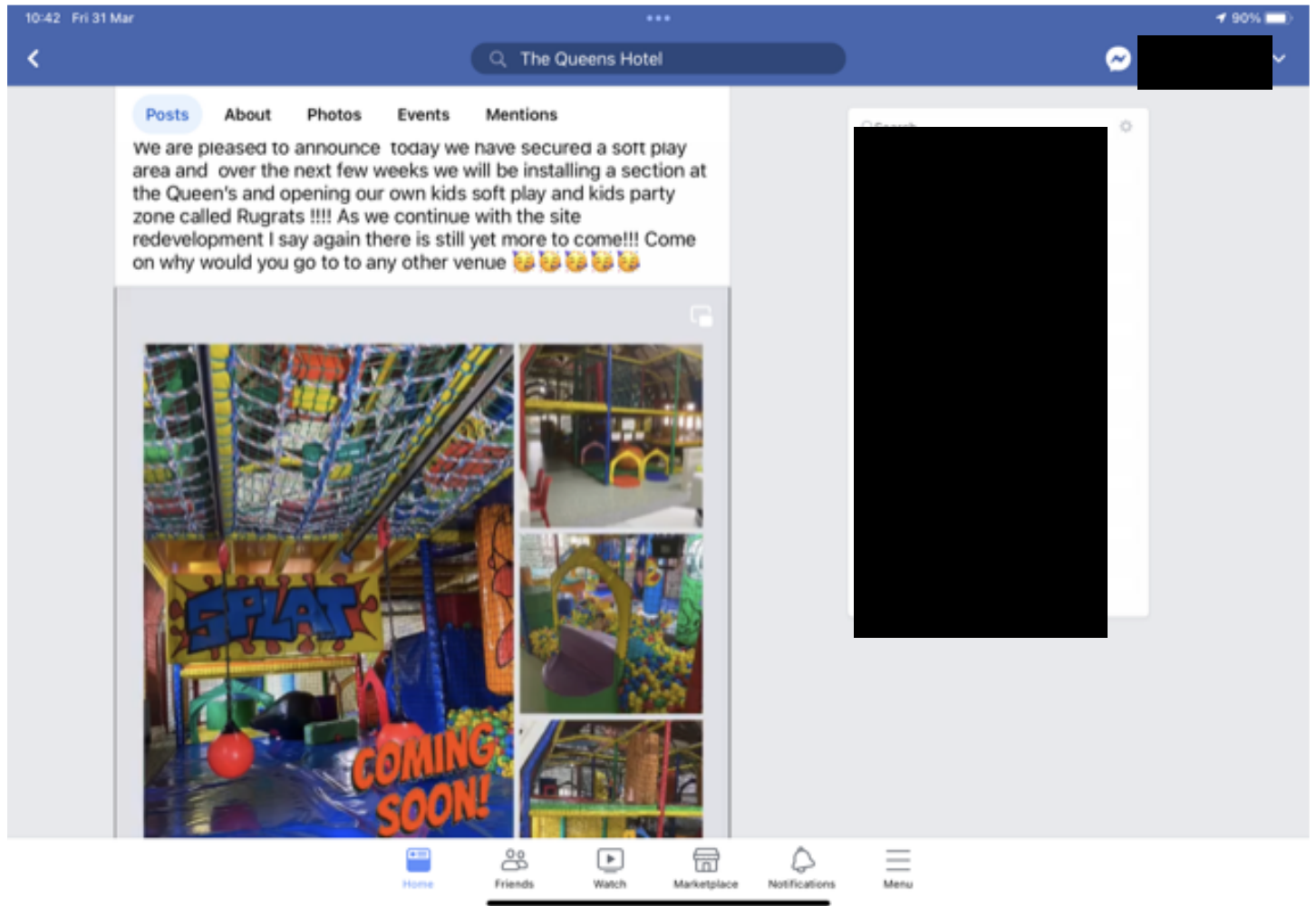




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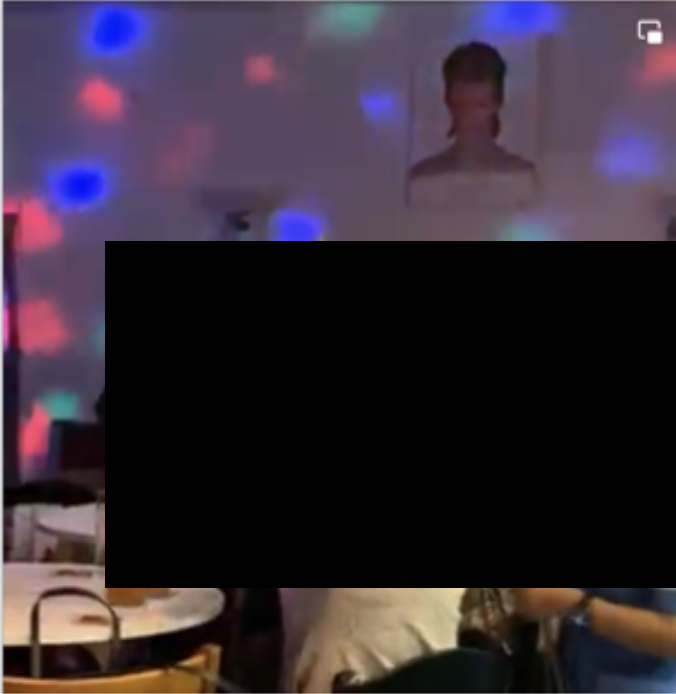


Posts About Photos Events Mentions



The Queens Hotel was live.

4 Feb 2022 · 🌐

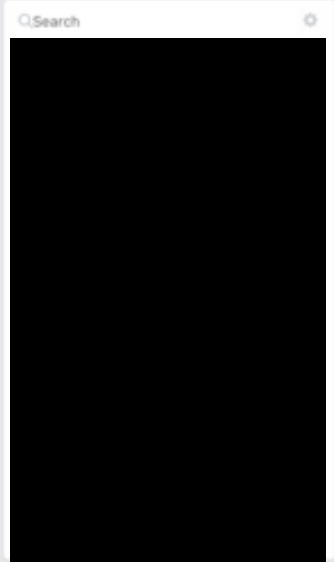
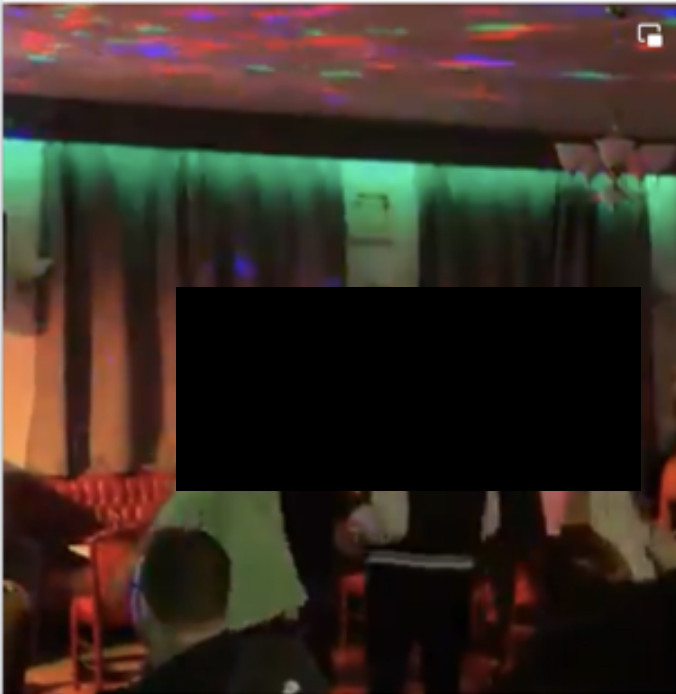


Posts About Photos Events Mentions

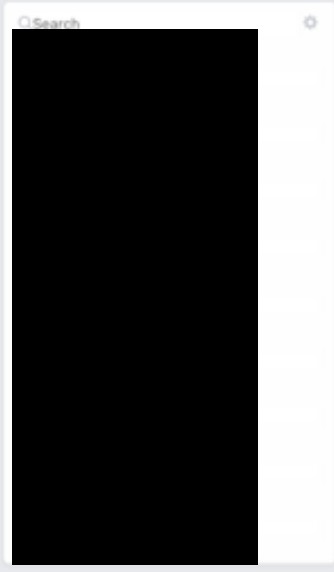


The Queens Hotel was live.

4 Feb 2022 · 🌐



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Home Friends Watch Marketplace Notifications Menu

Posts About Photos Events Mentions



3 shares

Like Comment Share

Home Friends Watch Marketplace Notifications Menu



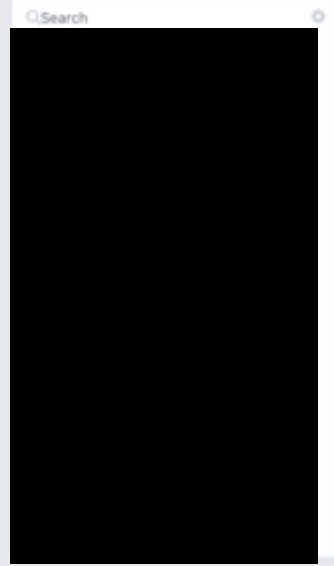
Posts About Photos Events Mentions



The Queens Hotel

5 Nov 2021 ·

#monsallnights

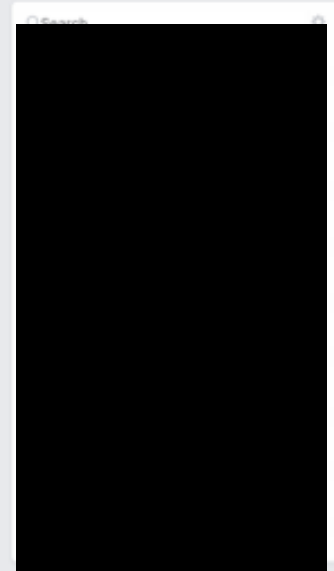


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1

1 share 248 views

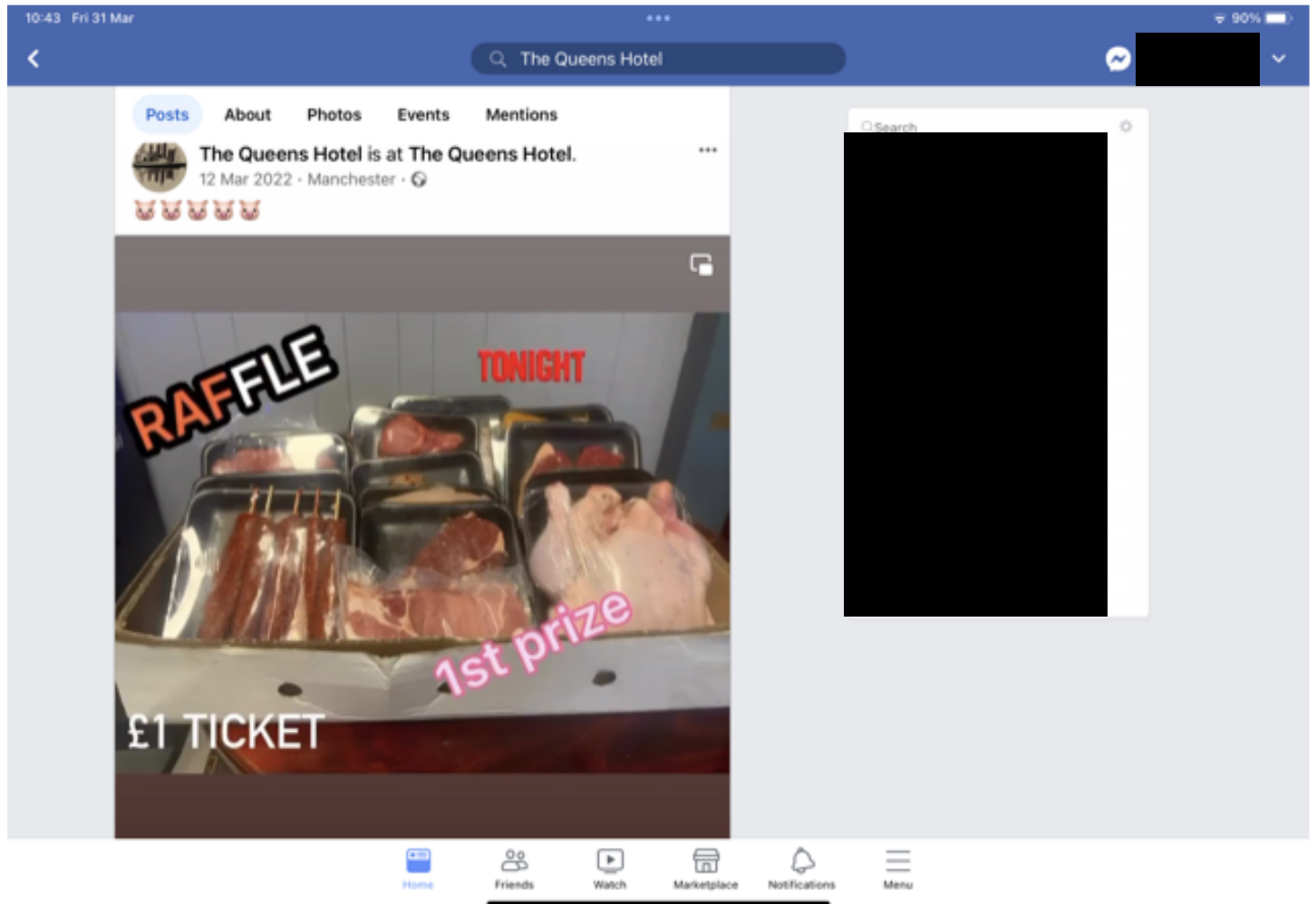




Sat 01/04/2023 11:48

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Posts About Photos Events Mentions



The Queens Hotel

26 Feb 2022 · 🌐

Our private party room is ideal for up to 20 little Rugrats 🥳🥳🥳  
🥳🥳🥳



5 shares 409 views

👍 Like 💬 Comment ➦ Share



Home



Friends



Watch



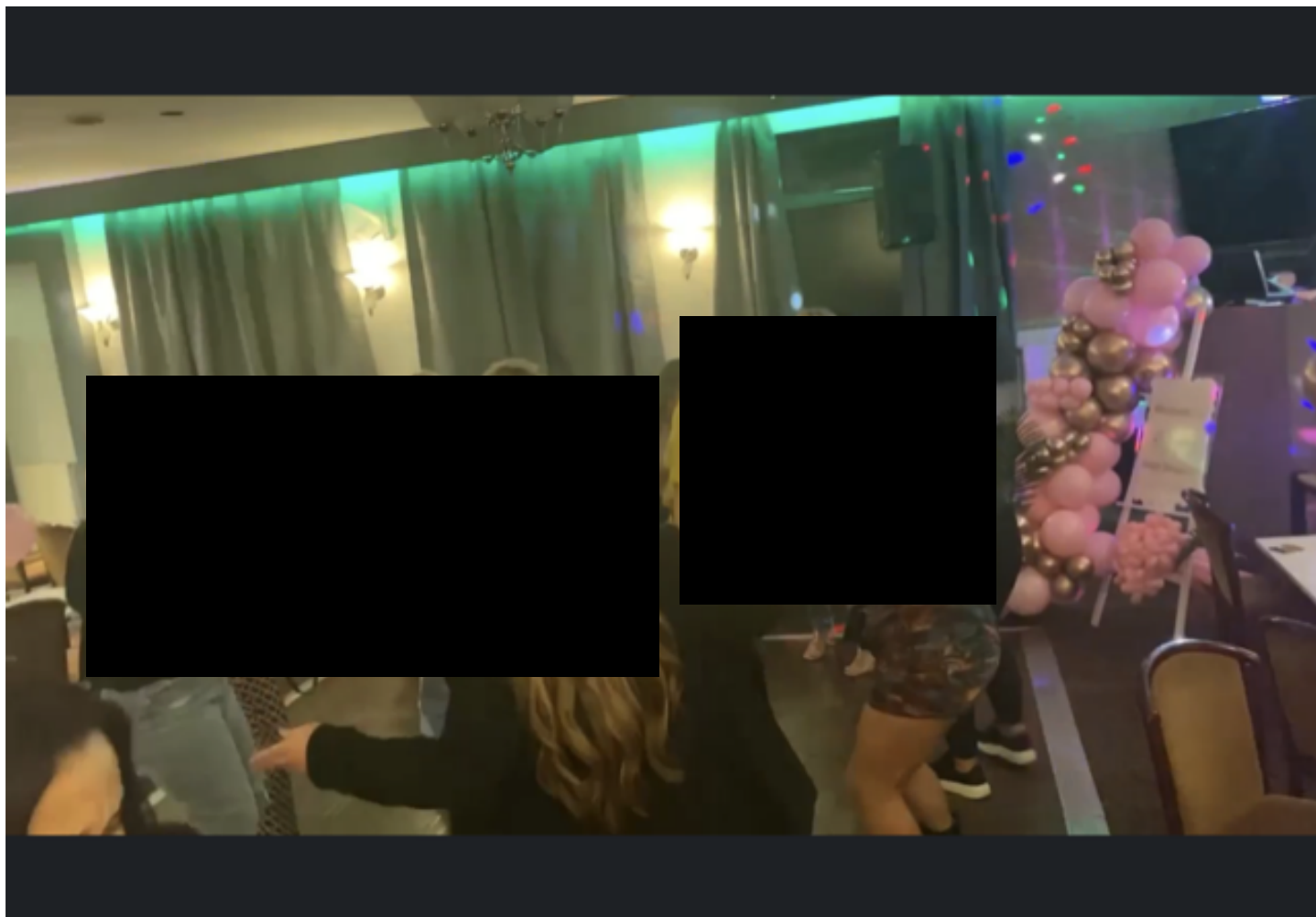
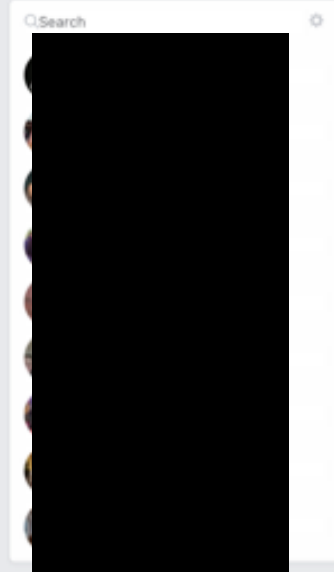
Marketplace



Notifications



Menu



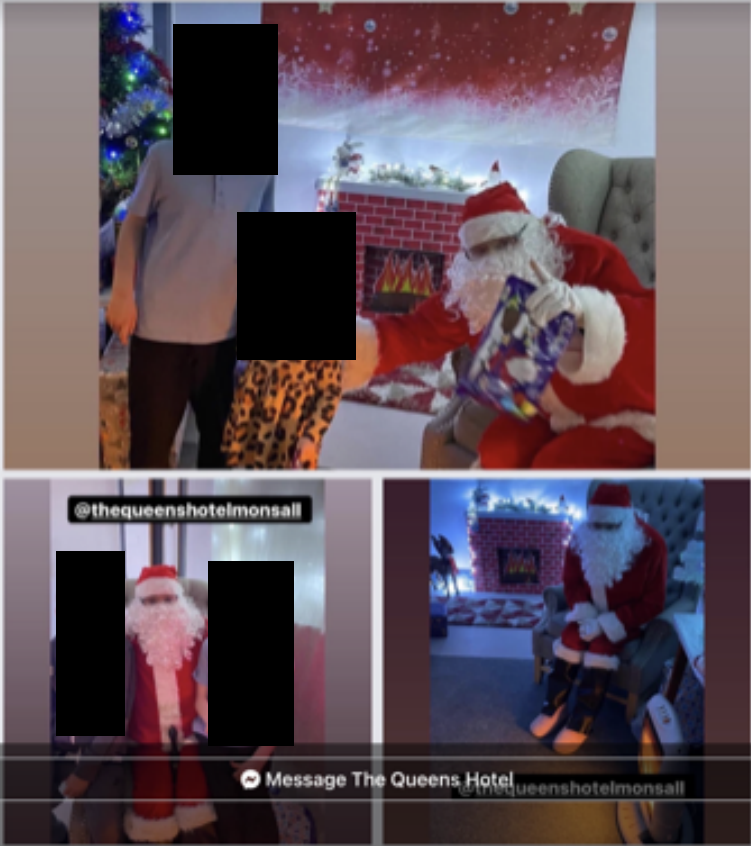


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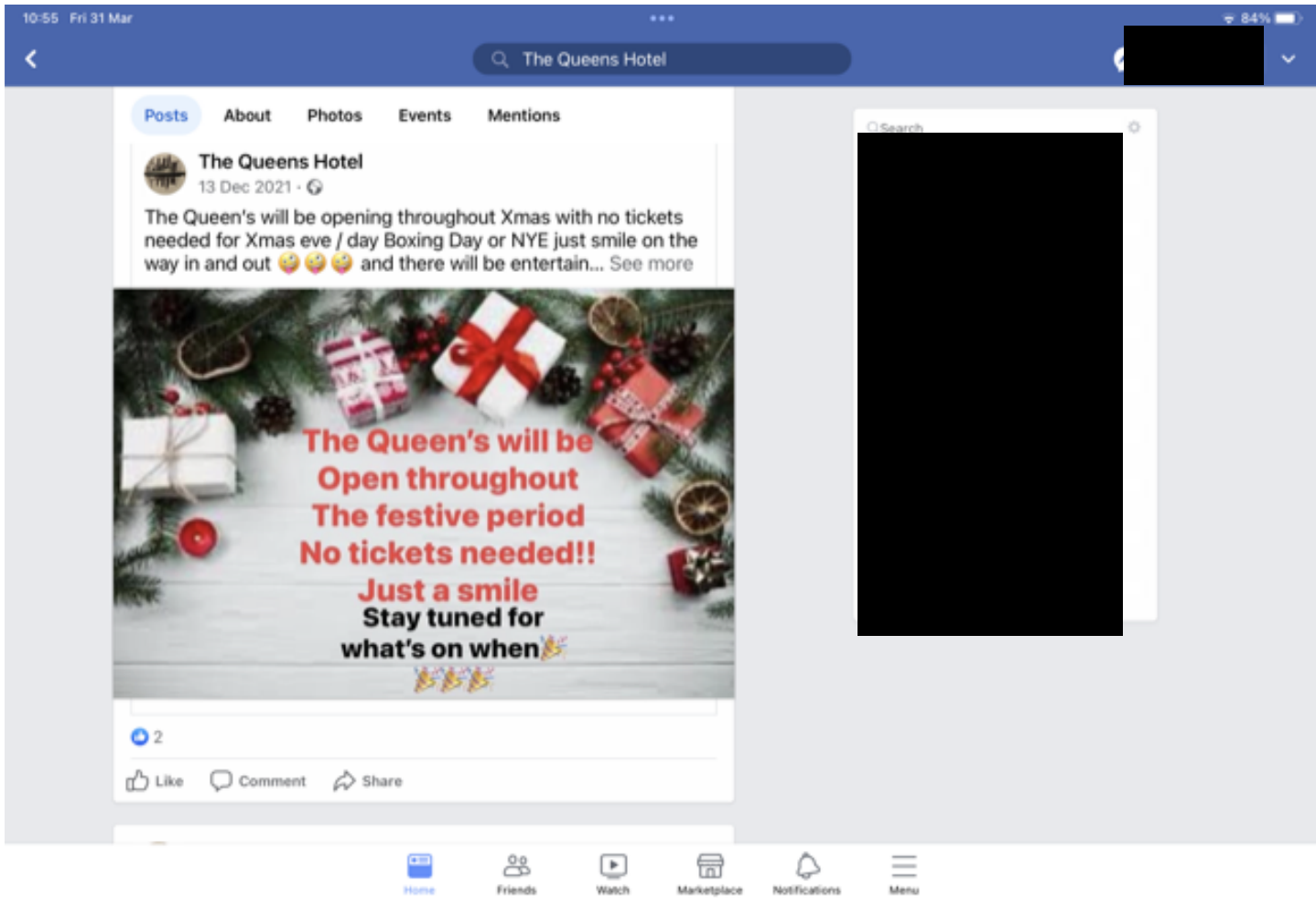


The Queens Hotel  
18 Dec 2021 · 🌐

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The Queens Hotel

5 Nov 2021 ·

Pornstar martini's going out on bonfire night !!!! No problem  
@thequeenshotelmonsall #monsallnights



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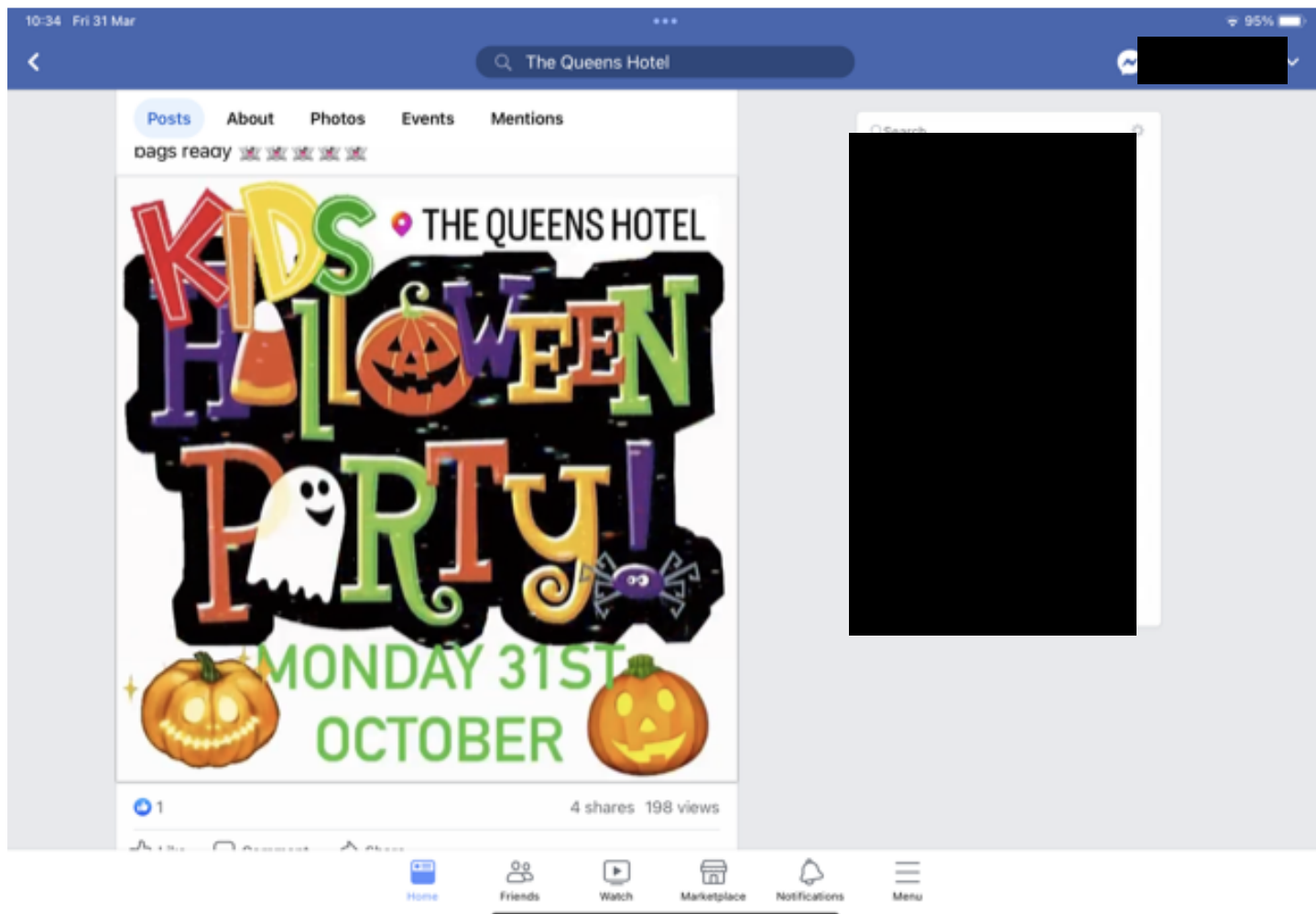
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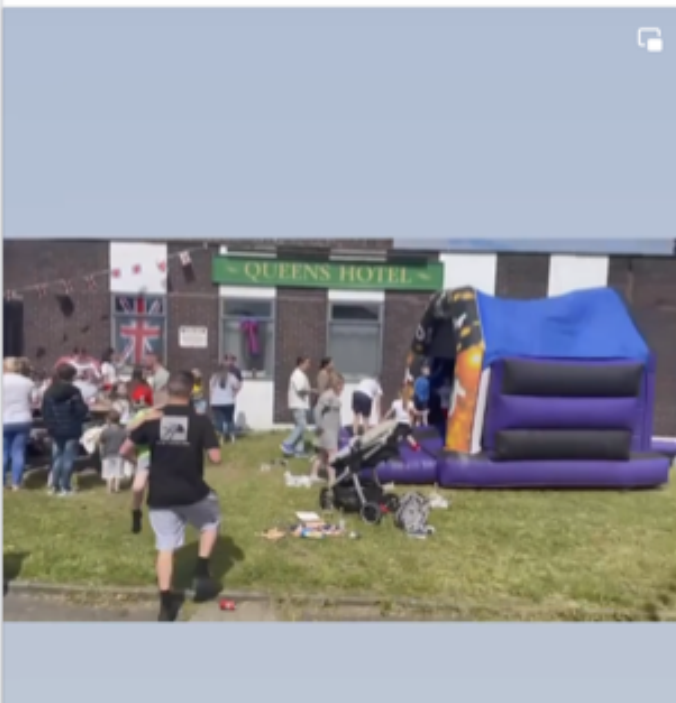
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Our Ibiza night will now have a saxophonist to belt out some solos to accompany this great vibes 🥳🥳🥳🥳🥳



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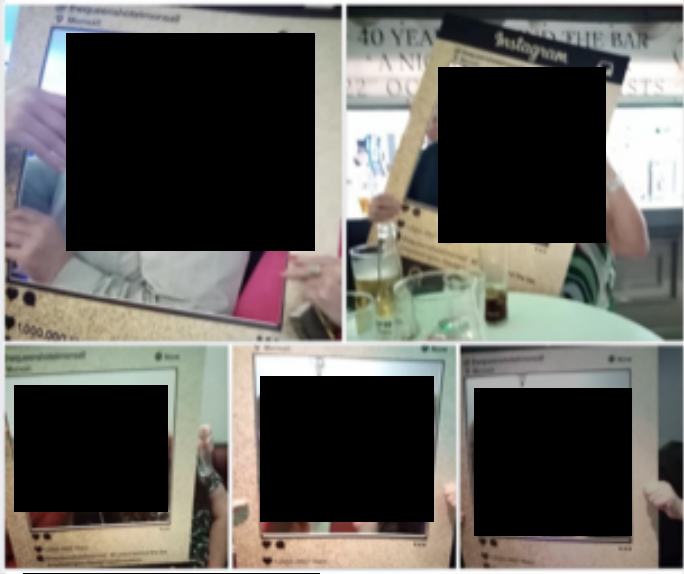
The Queens Hotel  
5 Jun 2022 · 🌐



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The Queens Hotel is at The Queens Hotel. 23 Oct 2022 · Manchester ·

Thanks to everyone who made last night one to remember



5 comments 1 share

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The Queens Hotel 18 Oct 2022 ·

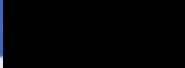


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The Queens Hotel 15 Oct 2022 ·





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The Queens Hotel is at The Queens Hotel.

5 May 2022 · Manchester · 🌐

This Friday night the legend that is Johnny Sax is back at the Queen's for possibly the last time this year so see this true entertainer while you can 🥳🥳🥳🥳🥳



Posts About Photos Events Mentions



The Queens Hotel is at The Queens Hotel.

6 Apr 2022 · Manchester · 🌐

We're going on an Easter egg hunt. Easter Sunday the Queen's will host \*kids Easter egg hunt with prizes \*Kids disco \*Adult egg hunt with prizes \*Adult disco (late)



2 comments 9 shares

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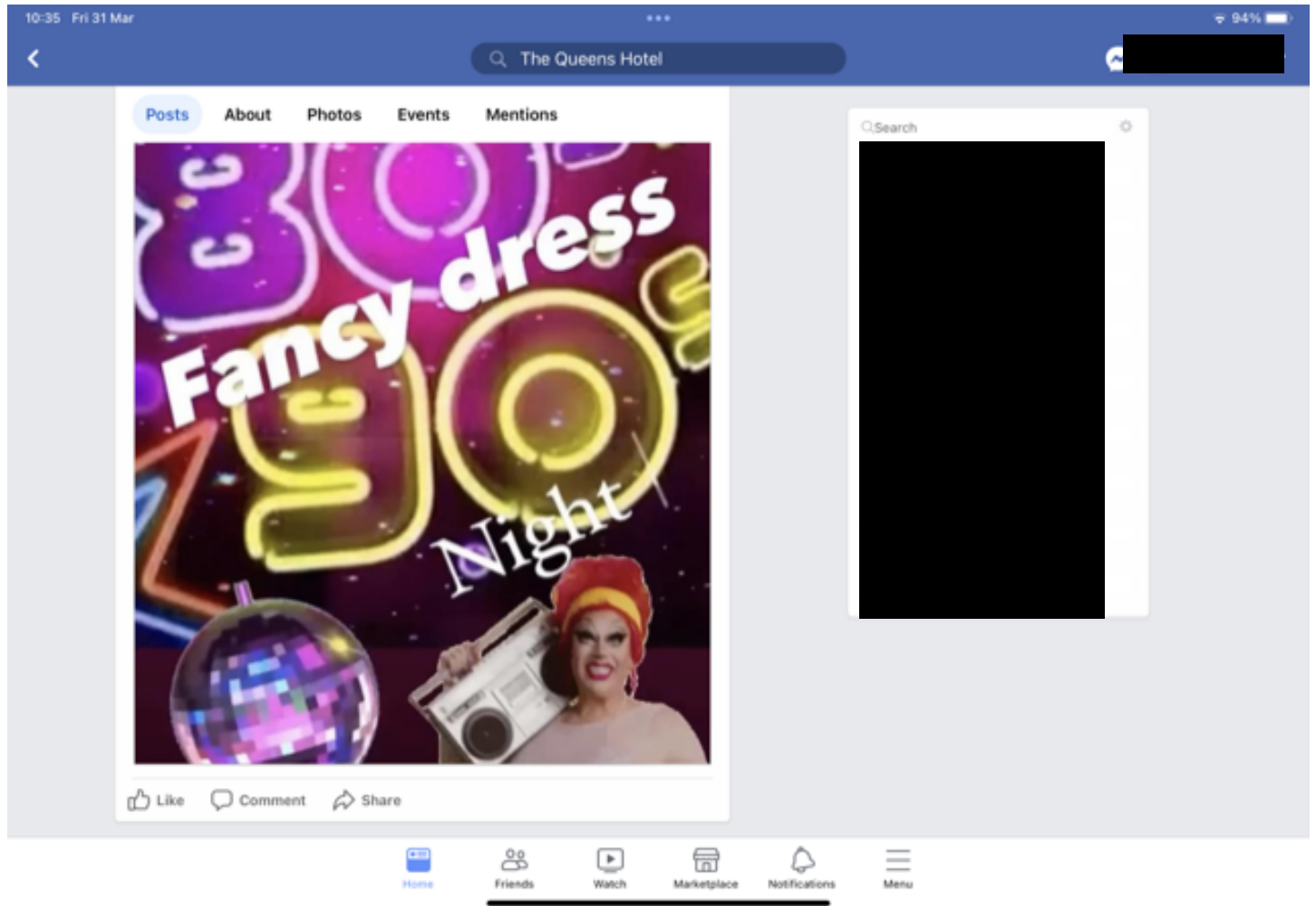




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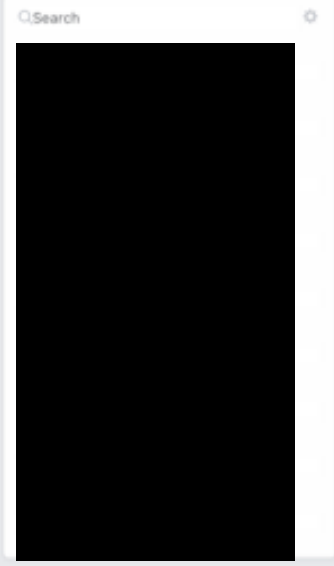
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The Queens Hotel

5 Jun 2022 · 🌐

Great day yesterday 😊😊

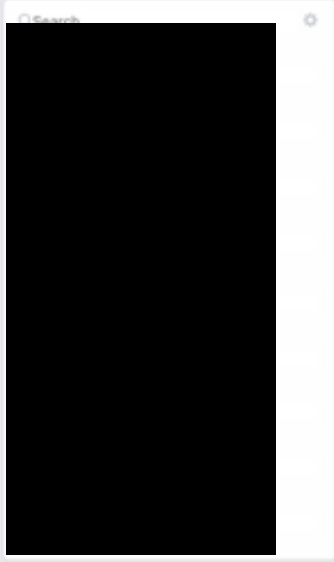
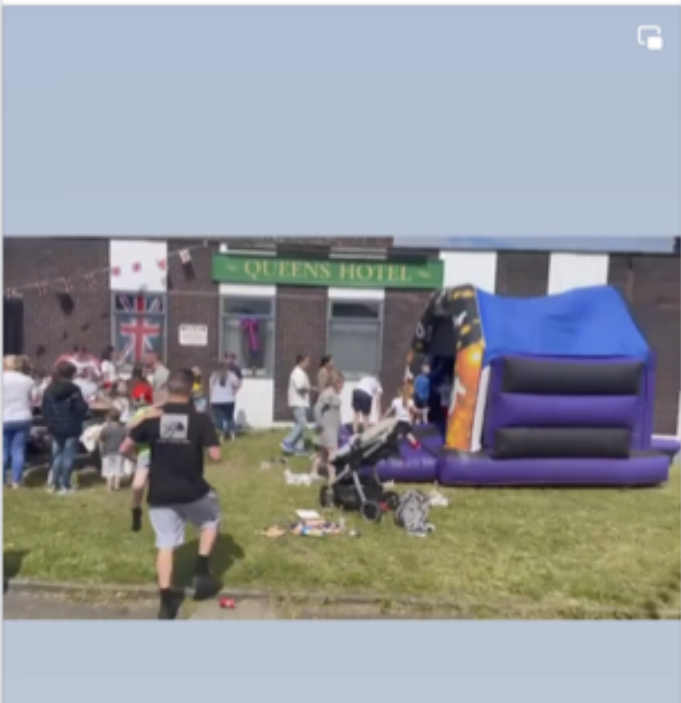


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The Queens Hotel

5 Jun 2022 · 🌐





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The Queens Hotel is at The Queens Hotel.

23 Aug 2022 · Manchester ·



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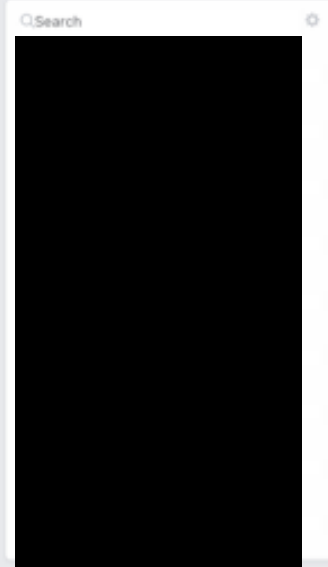


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The Queens Hotel is at The Queens Hotel.

23 Aug 2022 · Manchester ·



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Posts About Photos Events Mentions



The Queens Hotel is at The Queens Hotel.

26 May 2022 · Manchester ·



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We are pleased to announce today we have secured a soft play area and over the next few weeks we will be installing a section at the Queen's and opening our own kids soft play and kids party zone called Rugrats !!!! As we continue with the site redevelopment I say again there is still yet more to come!!! Come on why would you go to any other venue 🤔🤔🤔🤔🤔



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The Queens Hotel

22 Mar 2022 ·



6 shares 760 views

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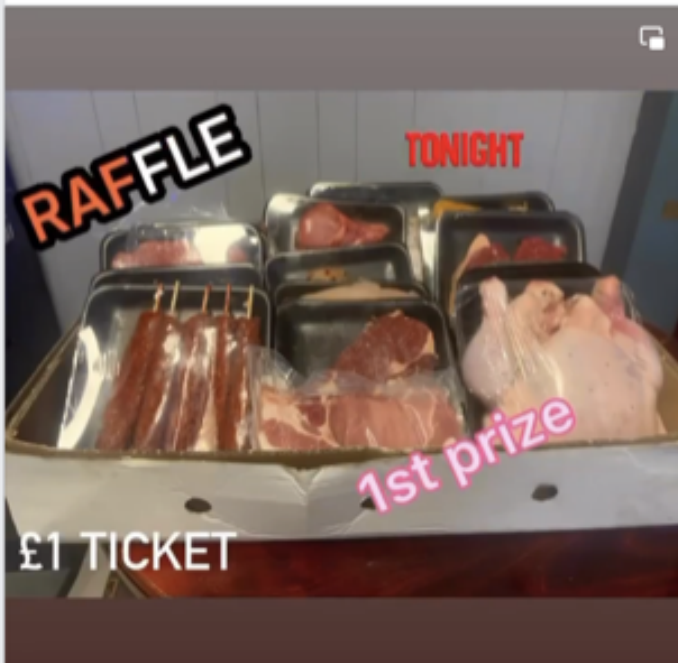


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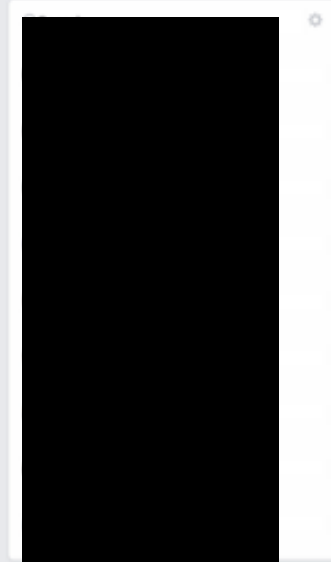


The Queens Hotel is at The Queens Hotel.

12 Mar 2022 · Manchester ·



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