



## **Licensing Sub Committee Hearing Panel**

Date: Monday, 21 June 2021  
Time: 2.00 pm (or at the rise of the Licensing & Appeals  
Sub-Committee Hearing Panel)  
Venue: Council Chamber, Level 2, Town Hall Extension

Everyone is welcome to attend this committee meeting.

### **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.**

### **Face Masks/Track and Trace**

Anyone attending the meeting is encouraged to wear a face mask for the duration of your time in the building and to provide contact details for track and trace purposes.

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

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**Councillors** - Grimshaw (Chair), Andrews and Jeavons

## Agenda

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**1. Urgent Business**

To consider any items which the Chair has agreed to have submitted as urgent.

**2. Appeals**

To consider any appeals from the public against refusal to allow inspection of background documents and/or the inclusion of items in the confidential part of the agenda.

**3. Interests**

To allow Members an opportunity to [a] declare any personal, prejudicial or disclosable pecuniary interests they might have in any items which appear on this agenda; and [b] record any items from which they are precluded from voting as a result of Council Tax/Council rent arrears; [c] the existence and nature of party whipping arrangements in respect of any item to be considered at this meeting. Members with a personal interest should declare that at the start of the item under consideration. If Members also have a prejudicial or disclosable pecuniary interest they must withdraw from the meeting during the consideration of the item.

**4. Application for a Premises Licence Variation - Obsessions, 2b Whitworth Street West, Manchester, M1 5WZ - determination** 5 - 6

The determination papers are enclosed.

**5. Application for a Premises Licence Variation - Victoria's, Part Basement, 8 Dantzic Street, Manchester, M4 2AD - determination** 7 - 8

The determination papers are enclosed.

**6. Application for a New Premises Licence - Butcher's Quarter, Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN - determination** 9 - 12

The determination papers are enclosed.

**7. Application for a New Premises Licence - Rocco's, 586 Stockport Road, Manchester, M13 0RQ - determination** 13 - 16

The determination papers are enclosed.

**8. Application for a New Premises Licence - Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY** 17 - 124

The report of the Director of Planning, Building Control and Licensing is enclosed.

## Information about the Committee

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The Licensing Sub-Committee Hearing Panel fulfills the functions of the Licensing Authority in relation to the licensing of premises.

A procedure has been agreed which governs how the Panel will consider such applications.

Decisions made by the Panel will be under delegated authority and will not require to be referred to the Council for approval. Meetings are controlled by the Chair, who is responsible for seeing that the business on the agenda is dealt with properly.

Copies of the agenda are published on the Council's website. Some additional copies are available at the meeting from the Governance Support Officer.

The Council is concerned to ensure that its meetings are as open as possible and confidential business is kept to the strict minimum. When confidential items are involved these are considered at the end of the meeting at which point members of the public are asked to leave.

Smoking is not allowed in Council buildings.

Joanne Roney OBE  
Chief Executive  
Level 3, Town Hall Extension,  
Albert Square,  
Manchester, M60 2LA

## Further Information

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

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This agenda was issued on **Friday, 11 June 2021** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 3, Town Hall Extension (Lloyd Street Elevation), Manchester M60 2LA

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## Licensing Act 2003 (Hearings) Regulation 2005

**Reference:** 257774  
**Name:** Obsessions  
**Address:** 2b Whitworth Street West, Manchester, M1 5WZ  
**Ward:** Deansgate  
**Application Type:** Premises Licence variation  
**Name of Applicant:** Primehill Properties Ltd  
**Date of application:** 28 April 2021

Agreement has been reached between the applicant and all parties that submitted relevant representations.

The Sub-Committee is asked to grant the application subject to the modifications agreed between the parties without the need for a hearing.

If the Sub-Committee is not minded to grant the application as above, it is requested to adjourn the matter for a full hearing to be held to determine the application.

### **Proposed licensable activities and opening hours to be granted**

#### **Provision of regulated entertainment:** Indoors

Live music, recorded music, performances of dance and anything of a similar description to live music, recorded music or performances of dance:

Current hours: Mon to Sun 12noon to 4am

Proposed hours: Sun to Thur 12 noon to 4am  
 Fri and Sat 12 noon to 5am

#### **Provision of late night refreshment: indoors**

Current hours: Mon to Sun 11pm to 4am

Proposed hours: Sun to Thur 11pm to 4am  
 Fri and Sat 11pm to 5am

#### **Supply of alcohol for consumption on the premises only:**

Current hours: Mon to Sun 12noon to 4am

Proposed hours: Sun to Thur 12 noon to 4am  
 Fri and Sat 12 noon to 4.45am

**Opening hours:**

Current hours: Mon to Sun 12 noon to 4.30am

Proposed hours: Sun to Thu 12 noon to 4.30am  
 Fri and Sat 7pm to 5am

**Representations received**

Greater Manchester Police	GMP objected to the application on the grounds that the proposed amendments as initially stated by the applicant, will undermine the licensing objectives the prevention of crime and disorder and the prevention of public nuisance. GMP and the applicant have agreed to amend the opening hours on Friday and Saturday and to amend the terminal hour for the supply of alcohol.
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**Agreements between parties****Greater Manchester Police:**

- The supply of alcohol on Fridays and Saturdays shall finish at 04:45 hrs
- The Hours Premises are open to the public on Fridays & Saturdays are from 19:00 to 05:00

GMP have not proposed any conditions to be placed on the licence.

**Background documents (available for public inspection):**

- Manchester City Council Statement of Licensing Policy 2016 - 2021
- Guidance issued under section 182 of the Licensing Act 2003, April 2017
- Original application form
- Representations made against application and respective agreements



## Licensing Act 2003 (Hearings) Regulations 2005

**Reference:** 257783  
**Name:** Victoria's  
**Address:** Part Basement, 8 Dantzic Street, Manchester, M4 2AD  
**Ward:** Piccadilly  
**Application Type:** Premises Licence variation  
**Name of Applicant:** Roefax Limited  
**Date of application:** 28 April 2021

Agreement has been reached between the applicant and all parties that submitted relevant representations.

The Sub-Committee is asked to grant the application subject to the modifications agreed between the parties without the need for a hearing.

If the Sub-Committee is not minded to grant the application as above, it is requested to adjourn the matter for a full hearing to be held to determine the application.

### Proposed licensable activities and opening hours to be granted

Provision of regulated entertainment (films, recorded music, performances of dance and anything of a similar description to live music, recorded music or performances of dance):

Current hours: Mon to Sun 7pm to 4am

Proposed hours: Sun to Thurs 7pm to 4am, Fri to Sat 7pm to 5am

Supply of alcohol for consumption on the premises only:

Current hours: Mon to Sun 7pm to 4am

Proposed hours: Sun to Thurs 7pm to 4am, Fri to Sat 7pm to 4.45am

Opening hours:

Current hours: Mon to Sun 7pm to 4.30am

Proposed hours: Sun to Thurs 7pm to 4.30am, Fri to Sat 7pm to 5am

### Representations received

Greater Manchester Police

GMP objected to the extended hours initially proposed in this application (alcohol sales until 5am with a closing time of 5.30am) but would not object to the reduced hours of 4.45am for alcohol

	sales with a 5am closing time.
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### **Agreements between parties**

#### **Greater Manchester Police:**

Supply of alcohol for consumption on the premises only:

Current hours: Mon to Sun 7pm to 4am

Proposed hours: Sun to Thurs 7pm to 4am, Fri to Sat 7pm to 4.45am

Opening hours:

Current hours: Mon to Sun 7pm to 4.30am

Proposed hours: Sun to Thurs 7pm to 4.30am, Fri to Sat 7pm to 5am

#### **Background documents (available for public inspection):**

- Manchester City Council Statement of Licensing Policy 2016 - 2021
- Guidance issued under section 182 of the Licensing Act 2003, April 2017
- Original application form
- Representations made against application and respective agreements





## Licensing Act 2003 (Hearings) Regulations 2005

**Reference:** 257525  
**Name:** Butchers Quarter  
**Address:** Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN  
**Ward:** Deansgate  
**Application Type:** Premises Licence (new)  
**Name of Applicant:** GH Butcher Manchester Ltd  
**Date of application:** 29 April 2021

Agreement has been reached between the applicant and all parties that submitted relevant representations.

The Sub-Committee is asked to grant the application subject to the modifications agreed between the parties without the need for a hearing.

If the Sub-Committee is not minded to grant the application as above, it is requested to adjourn the matter for a full hearing to be held to determine the application.

### Proposed licensable activities and opening hours to be granted

The supply of alcohol for consumption both on and off the premises:  
Monday to Sunday 10am to 11pm

Opening hours:  
Monday to Sunday 8am to midnight

### Representations received

Greater Manchester Police	Objected on the grounds of Prevention of Crime and Disorder and the Prevention of Public Nuisance. Conditions need to be worded more robustly so as best to demonstrate that the 4 Licensing Objectives won't be undermined.
Licensing & Out of Hours Compliance	concerns in relation to the Prevention of Public Nuisance licensing objective being undermined. No steps have been proposed within the application around managing the off sale of alcohol, and preventing litter.

## Agreements between parties

### Greater Manchester Police:

1. The premises shall install and maintain a comprehensive digital colour CCTV system. All public areas of the licensed premises, including all public entry and exit points and the street environment will be covered, enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record whilst the premises are open to the public and recording shall be kept available and unedited for a minimum of 28 days with the date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public and must be able to produce / download / burn CCTV images upon request by a police officer or an authorised officer of the licensing authority. Any footage must be in a format so it can be played back on a standard personal computer or standard DVD player. Where the recording is on a removable medium (i.e. compact disc, flash card etc.), a secure storage system to store those recording mediums shall be provided.
2. The Designated Premises Supervisor shall ensure that a written notice of authority is kept at the premises for all staff who sell alcohol. The notice shall be made available for inspection upon request of the police or an authorised officer of the licensing authority and all staff selling alcohol must be in possession of formal identification to enable to verify their identity against the notice.
3. The premises shall display prominent signage indicating at any point of sale, at the entrance to the premises and in all areas where alcohol is located that it is an offence to buy, or attempt to buy, alcohol for a person under the age of 18.
4. In addition to any other training, the premises licence holder shall ensure all staff are trained to prevent underage sales, to be aware of and prevent proxy sales, to maintain the refusals log, enter sales correctly on the tills so the prompts show as appropriate and monitor staff to ensure their training is put into practice. Documented records of training completed shall be kept for each member of staff. Training shall be regularly refreshed and at no greater than 6 monthly intervals.

### Licensing & Out of Hours Compliance:

5. The Challenge 21 scheme must be operated to ensure that any person who appears to be under the age of 21 shall provide documented proof that he/she is over 18 years of age. Proof of age shall only comprise a passport, photo card driving licence, an EU/EEA national ID card or similar document, an HM Forces warrant card, a card bearing the PASS hologram, or any electronic or biometric age verification technology approved by the licensing authority
6. All sales of alcohol for consumption off the premises shall be in sealed containers only.
7. Open containers of alcohol shall not be removed from the premises, or any delineated external seating area.
8. Staff shall monitor customers smoking outside the premises on a regular basis and ensure patrons do not cause a public nuisance.
9. Notices shall be prominently displayed at all exits requesting patrons to leave

the area quietly and in an orderly manner.

10. The premises and immediate surrounding area shall be kept clean and free from litter at all times the premises are open to the public.

**Background documents (available for public inspection):**

- Manchester City Council Statement of Licensing Policy 2016 - 2021
- Guidance issued under section 182 of the Licensing Act 2003, April 2017
- Original application form
- Representations made against application and respective agreements

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## Licensing Act 2003 (Hearings) Regulations 2005

**Reference:** 257942  
**Name:** Rocco's  
**Address:** 586 Stockport Road, Manchester, M13 0RQ  
**Ward:** Longsight  
**Application Type:** Premises Licence (new)  
**Name of Applicant:** Rocco's Mcr Limited  
**Date of application:** 06 May 2021

Agreement has been reached between the applicant and all parties that submitted relevant representations.

The Sub-Committee is asked to grant the application subject to the modifications agreed between the parties without the need for a hearing.

If the Sub-Committee is not minded to grant the application as above, it is requested to adjourn the matter for a full hearing to be held to determine the application.

### Proposed licensable activities and opening hours to be granted

Provision of late night refreshment:  
Mon to Sat 11pm to 4am, Sun 11pm to 2am

Opening hours:  
Mon to Sat 11am to 4am, Sun 11am to 2am

### Representations received

Licensing & Out of Hours  
Compliance

The area surrounding the premises consists of residential properties and street drinkers so further conditions are required in order to ensure that the licensing objectives are upheld.

### Agreements between parties

#### Licensing & Out of Hours Compliance:

- 1) All public areas of the licensed premises, including all public entry and exit points, and the street environment will be covered, enabling facial Identification of every person entering in any light condition. The CCTV Cameras shall continually record while the premises are open to the public and recording shall

be kept available and unedited for a minimum of 28 days with the date and time stamping.

A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public and must be able to produce/download/ burn CCTV images upon reasonable request by a police officer or an authorised officer of the licensing authority.

Any footage must be in a format that can be played back on a standard personal computer or standard DVD player.

- 2) At the end of trading each day, the pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept or washed, and litter and sweepings collected and stored in accordance with the approved waste storage arrangements.
- 3) All takeaway packaging and wrappers shall clearly identify the premises, ie. by way of company logo or name.
- 4) The premises and immediate surrounding area shall be kept clean and free from litter at all times the premises are open to the public. Litter bins shall be provided at the premises in sufficient capacity to ensure that customers can adequately dispose of any litter.
- 5) Deliveries to the premises shall be conducted in a manner that will not Cause a nuisance to the occupiers of any residential properties surrounding the delivery address and deliveries shall be made at a time which will not lead to any public nuisance.
- 6) All employees will be vigilant and monitor the area immediately outside the shop to ensure that members of the public do not cause annoyance by congregating.
- 7) Licence holder shall ensure all licensing objectives are known to employees and followed.
- 8) The Premises Licence holder will operate a zero tolerance approach towards drunken and anti-social behaviour.
- 9) The Premises Licence holder will ensure that prominent, clear and legible notices are displayed at all exits to the premises requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
- 10) The Premises Licence holder will ensure that no children under the age of 16 will be allowed on the premises after 22:00hrs unless accompanied by adult.
- 11) At the end of trading each day, the pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept or washed, and litter and sweepings collected and stored in accordance with the approved waste storage

arrangements.

12) All training will be documented, signed and dated and refreshed at least every 12 months, and will be made available to authorised officers upon request.

Training shall consist of the following.

- Recognising signs of drunkenness and Drugs
- how to refuse service
- Conflict Management

**Background documents (available for public inspection):**

- Manchester City Council Statement of Licensing Policy 2016 - 2021
- Guidance issued under section 182 of the Licensing Act 2003, April 2017
- Original application form
- Representations made against application and respective agreements

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**Manchester City Council  
Report for Resolution**

**Report to:** Licensing Sub-Committee Hearing Panel – 21 June 2021

**Subject:** Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY - App ref: Premises Licence (new) 257794

**Report of:** Director of Planning, Building Control & Licensing

**Summary**

Application for the grant of a premises licence which has attracted objections.

**Recommendations**

That the Panel determine the application.

**Wards Affected:** Piccadilly

Manchester Strategy Outcomes	Summary of the contribution to the strategy
A thriving and sustainable City: supporting a diverse and distinctive economy that creates jobs and opportunities	Licensed premises provide a key role as an employer, in regeneration, and in attracting people to the city. The efficient processing of applications as well as effective decision making in respect of them, plays an essential role in enabling businesses to thrive and maximise contribution to the economy of the region and sub-region.
A highly skilled city: world class and home grown talent sustaining the city's economic success	An effective Licensing regime will enable growth in our City by supporting businesses who promote the Licensing Objectives.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The Licensing process provides for local residents and other interested parties to make representations in relation to licensing applications. Representations have to be directly related to the licensing objectives.
A liveable and low carbon city: a destination of choice to live, visit and work.	An effective licensing system supports and enables growth and employment in our City with neighbourhoods that provide amenities suitable to the surrounding communities.
A connected city: world class	

infrastructure and connectivity to drive growth	
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**Full details are in the body of the report, along with any implications for:**

Equal Opportunities Policy  
Risk Management  
Legal Considerations

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### **Financial Consequences – Revenue**

None

### **Financial Consequences – Capital**

None

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### **Contact Officers:**

Name: Fraser Swift  
Position: Principal Licensing Officer  
Telephone: 0161 234 1176  
E-mail: f.swift@manchester.gov.uk

Name: Grace Ollier  
Position: Technical Licensing Officer  
Telephone: 0161 234 4375  
E-mail: premises.licensing@manchester.gov.uk

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### **Background documents (available for public inspection):**

- Manchester City Council Statement of Licensing Policy 2016 - 2021
- Guidance issued under section 182 of the Licensing Act 2003, April 2017
- Licensing Act 2003 (Hearings) Regulations 2005
- Any further documentary submissions by any party to the hearing

## 1. **Introduction**

- 1.1 On 29 April 2021, an application for the grant of a Premises Licence under s17 of the Licensing Act 2003 was made in respect of Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY in the Piccadilly ward of Manchester. A location map and photograph of the premises is attached at **Appendix 1**.
- 1.2 A 28-day public consultation exercise was undertaken in accordance with Licensing Act 2003 regulations; requiring the application to be advertised by the displaying of a blue notice at or on the premises, a notice published in a newspaper or similar circulating in the local area, and details of the application published on the Council's website.
- 1.3 Representations may be made for or against an application during the consultation period. To be 'relevant' and, therefore, able to be taken into account in determining the application, they must be about the likely effect of the grant of the premises licence on the promotion of the licensing objectives. Where representations are made by persons who are not a responsible authority, they must not be frivolous or vexatious.
- 1.4 Relevant representations have been received in respect of this application and so it must be determined by a Licensing Hearing Panel in accordance with the Council's Constitution.

## 2. **The Application**

- 2.1 A copy of the application is attached at **Appendix 2**.
- 2.2 The applicant is Buzz Ventures Ltd.
- 2.3 The description of the premises given by the applicant is a "Café and external café with the sale of alcohol between the hours of 12:00 until 22:00 daily plus 30 minutes opening for dispersal."
- 2.4 The proposed designated premises supervisor is Mussab Rana
- 2.5 **The licensable activities applied for:**

The supply of alcohol for consumption both on and off the premises:  
Mon to Sun 12 noon to 10pm

Non Standard Timings:

From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. An additional hour on the evenings preceding a Bank Holiday.

Opening hours:

Mon to Sun 12 noon to 10.30pm

Non Standard Timings:

From the end of permitted hours on New Year’s Eve to the start of permitted hours on New Year’s Day. An additional hour on the evenings preceding a Bank Holiday.

2.5.1 In accordance with the Live Music Act 2012 and Deregulation Act 2015, performances of Live Music and Recorded Music between the hours of 0800 and 2300 hours have been deregulated and so should not be regarded as licensable activities for the purposes of this application.

2.5.2 Any further details provided relating to any of the individual licensable activities are specified on the application form at **Appendix 2**.

**2.6 Activities unsuitable for children**

2.6.1 The applicant has not highlighted any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

**2.7 Steps to promote the licensing objectives**

2.7.1 The applicant proposes to promote the licensing objectives by taking the steps identified in the operating schedule.

2.7.2 These steps must be translated into conditions by the licensing authority to be included in any granted premises licence, unless the conditions are modified by the Panel following consideration of relevant representations. These conditions are set out in the Schedule of Conditions at **Appendix 4**.

**3. Relevant Representations**

3.1 A total of six relevant representations were received in respect of the application (**Appendix 3**). The personal details of all members of the public have been redacted. Original copies of these representations will be available to the Panel at the hearing.

Responsible Authorities:

- MCC Licensing and Out of Hours Compliance Team;

Other Persons:

- Residents (x5)

3.2 Summary of the representations:

Party	Grounds of representation	Recommends
<b>Licensing and Out of Hours Compliance</b>	The Licensing and Out of Hours (LOOH) team have assessed the likely impact of the grant of this application taking into account a number of factors, including the nature of the area in which the premises is located and any potential risk the granting of this licence could lead to undermining the four licensing objectives.	Grant with conditions

	Officers are not satisfied that the conditions offered are sufficient to uphold the four licensing objectives. LOOH therefore recommend the following conditions should be attached to the Premises licence (this includes rewritten conditions offered by the applicant)	
<b>Residents (x5)</b>	<p>Concerns from residents include:</p> <p>Issues with street drinking in the area, excess noise levels from music and from customers, public urination and defecation, drug dealing, large groups gathering on the street to drink and take drugs, the proximity of the premises to residential flats, flats looking out over the premises will be unable to open their windows, anti social behaviour from intoxicated people and homeless people, illegal grafitti, resident safety in the area, the protection of young children living in the nearby apartments, the noise will make it difficult to work from home and to sleep, non-standard opening hours mean the premises will be open later on Sundays preceding Bank Holidays and overnight on New Year's Eve, smoking and vaping in the garden, crime, the premises encouraging short term rentals in the flats, lack of consultation and discussion, misleading information provided to residents by the applicant online, lack of communication from applicants and the preservation of quiet green space in the area.</p> <p>Residents advise they were not informed that the plans for the premises had changed from a 'Parisian style garden' to a 'beer garden' serving alcohol and that their service charges contribute toward the upkeep of the site.</p>	Refuse (x5)

- 3.3 Any conditions proposed by objectors are set out in the Schedule of Conditions at **Appendix 4**.
- 3.4 Agreements on conditions have been reached with the Licensing and Out of Hours Compliance team.
4. **Key Policies and Considerations**
- 4.1 **Legal Considerations**

4.1.1 Hearings under the Licensing Act 2003 operate under the Licensing Act 2003 (Hearings) Regulations 2005.

#### 4.2 **New Information**

4.2.1 In accordance with Regulation 18 of the Licensing Act 2003 (Hearings) Regulations 2005, the authority may take into account documentary or other information produced by a party in support of their application, representations or notice either before the hearing or, with the consent of all parties, at the hearing.

#### 4.3 **Hearsay Evidence**

4.3.1 The Panel may accept hearsay evidence and it will be a matter for the Panel to attach what weight to it that they consider appropriate. Hearsay evidence is evidence of something that a witness neither saw nor heard, but has heard or read about.

#### 4.4 **The Secretary of State's Guidance to the Licensing Act 2003**

4.4.1 The Secretary of State's Guidance to the Licensing Act 2003 is provided for all parties involved in licensing. It is a key medium for promoting best practice, ensuring consistent application of licensing powers across England and Wales and for promoting fairness, equal treatment and proportionality.

4.4.2 Section 4 of the 2003 Act provides that, in carrying out its functions, a licensing authority must 'have regard to' guidance issued by the Secretary of State under section 182. The Guidance is therefore binding on all licensing authorities to that extent. However, the Guidance cannot anticipate every possible scenario or set of circumstances that may arise and, as long as licensing authorities have properly understood this Guidance, they may depart from it if they have good reason to do so and can provide full reasons.

4.4.3 Departure from the Guidance could give rise to an appeal or judicial review, and the reasons given will then be a key consideration for the courts when considering the lawfulness and merits of any decision taken.

#### 4.5 **Manchester Statement of Licensing Policy**

4.5.1 Section 4 of the 2003 Act provides that, in carrying out its functions, a licensing authority must 'have regard to' its statement of licensing policy.

4.5.2 The Licensing Policy sets out the vision the licensing authority has for the regulation of licensed premises throughout Manchester and outlines the standards expected in order to ensure the promotion of the licensing objectives in the city. The Panel may depart from the policies should it consider doing so would benefit the promotion of the licensing objectives. Reasons are to be given for any such departure from the Policy.

4.5.3 Section 4 of the Policy (Operation of the Policy) sets out how the Licensing Policy is intended to be used in practice for licence applications and licensed premises.

- 4.5.4 Relevant to this application and the grounds of the representations made, the Panel are recommended to have regard to the following sections of the Policy:

***Section 6: What we aim to encourage***

This section identifies certain types of venues and initiatives the licensing authority aims to encourage in order to promote an inclusive evening and night-time economy not simply focused on the consumption of alcohol. We aim to encourage:

- Premises that will extend the diversity of entertainment and attract a wider range of participants
- Live music, especially original material, which will provide a range of live performances and styles of music, provided that such entertainment does not undermine the licensing objectives
- National cultural institutions, global sports events and cultural festivals
- Non-drink-led premises, including restaurants, cafes, theatres and cinemas
- Communication and integration with local residents and businesses through licensees consulting with those in the local area prior to an application
- Participation in Pubwatches, off licence forums and other crime-reduction partnerships
- Engagement with the NITENET radio scheme and DISC secure information sharing platform by city centre venues through the Cityco Manchester Business Crime Reduction Partnership
- Designing out crime in the layout of the premises

***Section 7: Local factors***

This section sets out key issues that applicants are expected to take into account relevant to the individual characteristics of the premises when preparing their operating schedule and address any local factors relevant to their premises.

Having regard to the grounds of the representations made, the Panel are recommended to have regard to the following Factors:

- Identified risk factors specific to the licensed premises
- Evidence of pre-existing problems in the area
- Consistency with relevant Council strategies
- The proximity of the premises to local residents and other local businesses, particularly in relation to the potential for nuisance
- Ability to clean and maintain the street scene

### **Section 8: Manchester's standards to promote the licensing objectives**

This section identifies the standards that the licensing authority expects of licensed premises in Manchester. It is recognised that not all standards will be appropriate to apply in every situation to every premises, and applicants are not obliged to include all standards in their operating schedule. The degree to which standards would be appropriate is expected to be proportionate to the risk posed against the promotion of the licensing objectives having regard to the individual circumstances of the premises. The standards are not exhaustive and the licensing authority will have regard to any relevant issues raised in any representation that may fall outside them.

- MS1 Implement effective security measures at the premises
- MS2 Effective general management of the premises
- MS3 Responsible promotion and sale of alcohol
- MS5 Prevent on-street consumption of alcohol
- MS8 Prevent noise nuisance from the premises
- MS9 Effectively manage exterior spaces (e.g. beer gardens, smoking areas, table and chair areas on the highway)
- MS10 Operate effective cleansing arrangements, including ensuring the premises and surrounding area are kept clean and free of litter, and adequate arrangements for the secure and responsible storage of refuse

### **Conclusion**

- 4.6 A licensing authority must carry out its functions under this Act ("licensing functions") with a view to promoting the licensing objectives:
- the prevention of crime and disorder
  - public safety;
  - the prevention of public nuisance; and
  - the protection of children from harm.
- 4.7 In considering the matter, the Panel should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be. In reaching the decision, regard must also be had to relevant provisions of the national guidance and the Council's licensing policy statement.
- 4.8 Having regard to the representations, the Panel must take such of the steps set out below that it considers appropriate for the promotion of the licensing objectives:



- a) To grant the licence subject to:
  - i. the conditions consistent with the operating schedule accompanying the application, which the Panel may modify to such extent as they consider appropriate, and
  - ii. any mandatory conditions that must be included in the licence;
- b) To exclude from the scope of the licence any of the licensable activities to which the application relates;
- c) To refuse to specify the person proposed in the application as the designated premises supervisor;
- d) To reject the application.

4.9 The conditions consistent with the operating schedule may be modified to alter or omit any of them or to add any new condition, including restricting the times at which licensable activities authorised by the licence can take place.

4.10 All licensing determinations should be considered on the individual merits of the application.

4.11 The Panel's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve. Findings on any issues of fact should be on the balance of probability.

4.12 It is important that a licensing authority should give comprehensive reasons for its decisions in anticipation of any appeals. Failure to give adequate reasons could itself give rise to grounds for an appeal.

4.13 **The Panel is asked to determine the application.**

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Mala  
Chapter One Books, 19 Lever Street, Manchester,  
M1 1BY

Premises Licensing  
Manchester City Council

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Survey100019568.



<b>PREMISE NAME:</b>	Mala
<b>PREMISE ADDRESS:</b>	Chapter One Books, 19 Lever Street, Manchester, M1 1BY
<b>WARD:</b>	Piccadilly
<b>HEARING DATE:</b>	21/06/2021

**Application for a premises licence to be granted under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Buzz Ventures Ltd

*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description <b>Mala Chapter One Brooks 19 Lever Street</b>			
<b>Post town</b>	Manchester	<b>Postcode</b>	M1 1BY
Telephone number at premises (if any)			
Non-domestic rateable value of premises		<b>£unknown</b>	

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- |    |  |                          |                             |
|----|--|--------------------------|-----------------------------|
| a) | an individual or individuals *                       | <input type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual *                  |                          |                             |
|    | i as a limited company/limited liability partnership | X                        | please complete section (B) |
|    | ii as a partnership (other than limited liability)   | <input type="checkbox"/> | please complete section (B) |
|    | iii as an unincorporated association or              | <input type="checkbox"/> | please complete section (B) |
|    | iv other (for example a statutory corporation)       | <input type="checkbox"/> | please complete section (B) |
| c) | a recognised club                                    | <input type="checkbox"/> | please complete section (B) |
| d) | a charity  | <input type="checkbox"/> | please complete section (B) |

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a  
 statutory function or   
 a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/> Please tick yes		
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**SECOND INDIVIDUAL APPLICANT** (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/> Please tick yes		
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.**

<b>Name</b> Buzz Ventures Ltd
<b>Address</b> 14 Montcliffe Crescent Manchester M16 8GR
<b>Registered number (where applicable)</b> 10274636
<b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b> Private limited Company

Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
2	8	052021

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Café and external café with the sale of alcohol between the hours of 12:00 until 22:00 daily plus 30 minutes opening for dispersal.

The layout is to be as per the plan deposited with this application. We have also included a site plan to show the area in which the application is for.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- |   |                          |
|---|--------------------------|
| a) plays (if ticking yes, fill in box A)  | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B)  | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C)   | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D)  | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E)   | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F)   | <input type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G)  | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |



**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

X

**In all cases complete boxes K, L and M**

A

Plays Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon				Both	<input type="checkbox"/>
Tue				<b><u>Please give further details here</u></b> (please read guidance note 4)	
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Tue					
			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Wed					
Thur					
Fri					
Sat					
Sun					

## C

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

## D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>		
Day				Start	Finish	Outdoors	<input type="checkbox"/>
						Both	<input type="checkbox"/>
Mon				<b><u>Please give further details here</u></b> (please read guidance note 4)			
Tue							
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)				
Thur							
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)				
Sat							
Sun							

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

## G

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					



## H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

## I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon				<b><u>Please give further details here</u></b> (please read guidance note 4)	
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	X
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	12:00	22:00			
Tue	12:00	22:00			
Wed	12:00	22:00			
Thur	12:00	22:00	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. An additional hour on the evenings preceding a Bank Holiday.		
Fri	12:00	22:00			
Sat	12:00	22:00			
Sun	12:00	22:00			

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

<b>Name</b> Mussab Rana	
<b>Date of birth</b> [REDACTED]	
<b>Address</b> [REDACTED] [REDACTED] [REDACTED]	
<b>Postcode</b>	[REDACTED]
<b>Personal licence number (if known)</b> 142707	
<b>Issuing licensing authority (if known)</b> Manchester City Council	

**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 9).  
 N/A

**L**

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b>State any seasonal variations</b> (please read guidance note 5)
Day	Start	Finish	
Mon	12:00	22:30	<b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. An additional hour on the evenings preceding a Bank Holiday.
Tue	12:00	22:30	
Wed	12:00	22:30	
Thur	12:00	22:30	
Fri	12:00	22:30	
Sat	12:00	22:30	
Sun	12:00	22:30	

## M

Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

As per the Operating Schedule deposited with this application.

**b) The prevention of crime and disorder**

As per the Operating Schedule deposited with this application.

**c) Public safety**

As per the Operating Schedule deposited with this application.

**d) The prevention of public nuisance**

As per the Operating Schedule deposited with this application.

**e) The protection of children from harm**

As per the Operating Schedule deposited with this application.

**Checklist:****Please tick to indicate agreement**

- I have made or enclosed payment of the fee. X
- I have enclosed the plan of the premises. X
- I have sent copies of this application and the plan to responsible authorities and others where applicable. X
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. X
- I understand that I must now advertise my application. X
- I understand that if I do not comply with the above requirements my application will be rejected. X
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). X

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or</li> </ul>
--------------------	--

	her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	██████████
Date	29 <sup>th</sup> April 2021
Capacity	Solicitors and authorised agent

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) ██████████ ██████████			
Post town	██████████	Postcode	██████████
Telephone number (if any)	██████████		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) ██████████			

**OPERATING SCHEDULE – MALA**

**HOURS FOR THE SALE OF ALCOHOL: 12:00 UNTIL 22:00 DAILY PLUS 30 MINUTES OPENING**

**CAPACITY: 250**

Staff shall be trained in the requirements of the Licensing Act 2003 with regard to the Licensing Objectives.

**A) The Prevention of Crime and Disorder**

1. A CCTV system shall be maintained and operated at the premises with cameras positioned both internally and externally.
2. Recorded CCTV images will be maintained and stored for a period of twenty-eight days and shall be produced to the Police or Licensing Authority upon request.
3. CCTV will 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 will be in a format so it can be played back on a standard PC or DVD player.
4. Any person left in charge of the premises must be trained in the use of any such CCTV equipment, and be able to produce CCTV images to an officer from a responsible authority upon request.
5. 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 will wear high visibility armbands.
6. 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.
7. Open containers of alcohol shall not be removed from the premises.
8. Staff will be trained in the laws relating to under age sales, and that training shall be documented and repeated at 6 monthly intervals.
9. A refusals book will be maintained at the premises, and made available to an officer of a responsible authority upon request.

**B) Public Safety**

1. A first aid box will be available at the premises at all times.
2. Regular safety checks shall be carried out by staff.
3. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.



4. The premises shall maintain an Incident Log and public liability insurance.

**C) The Prevention of Public Nuisance**

1. Management will ensure that noise amounting from the premises does not cause a disturbance to any noise sensitive buildings.
2. The exterior of the building shall be cleared of litter at regular intervals.
3. Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.
4. The emptying of bins into skips, and refuse collections will not take place between 11pm and 7am.

**D) The Protection of Children From Harm**

1. A "Challenge 25" Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 25. The only acceptable forms of ID are photographic driving licences, passports, HM forces warrant cards, EU/EEA national ID card or similar document or a form of identification with the "PASS" hologram.
2. Staff training will include the Challenge 25 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 must be given to a new member of staff before they commence employment and all staff must receive refresher training every 6 months.
3. Notices advising what forms of ID are acceptable must be displayed.
4. Notices must be displayed in prominent positions indicating that the Challenge 25 policy is in force.

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

Document is Restricted

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**AGREEMENT WITH OOH**

**From:** Jonathon Mathers <jonathon.mathers@manchester.gov.uk>  
**Sent:** 07 June 2021 09:31  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Fw: Re: Premises Licence (new) 257794/GO2: Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY (Piccadilly ward)

Dear Premises Licensing,

An agreement has been reached between LOOH and the MALA premises.

Please be advised that MALA (due to go to hearing 21/06) have confirmed they are happy to agree to the conditions I have stipulated within the representation from LOOH.

Many thanks,

Jon Mathers  
Licensing & Out of Hours Compliance Officer  
The Neighbourhoods Service

---

**From:** Jonathon Mathers <jonathon.mathers@manchester.gov.uk>  
**Sent:** 07 June 2021 08:17  
**To:** [REDACTED]  
**Subject:** Re: Re: Premises Licence (new) 257794/GO2: Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY (Piccadilly ward)

Morning [REDACTED],

Thanks for getting in touch.

I've just returned to the office from a weeks AL so I'll contact Premises Licensing now to let them know the REP has been agreed.

Kind regards,

Jon Mathers

---

**From:** [REDACTED]  
**Sent:** 01 June 2021 11:59  
**To:** Jonathon Mathers <jonathon.mathers@manchester.gov.uk>  
**Cc:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** FW: Re: Premises Licence (new) 257794/GO2: Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY (Piccadilly ward)

Hi Jon,

Many thanks for your email, which I have discussed with my client.

I can confirm that they are happy to agree to the conditions you propose. I'd therefore be grateful if you could contact the Licensing Team to confirm that an agreement has been reached.

Kind regards,

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



**MANCHESTER  
CITY COUNCIL**

**Licensing & Out of Hours Compliance Team - Representation**

Name	Jonathon Mathers
Job Title	Licensing Out of Hours Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	<a href="mailto:Jonathon.mathers@manchester.gov.uk">Jonathon.mathers@manchester.gov.uk</a>
Telephone Number	0161 234 1220

**Premise Details**

Application Ref No	M/257794
Name of Premises	Mala
Address	Mala, Chapter One Books, 19 Lever Street, M1 1BY

**Representation**

Outline your representation regarding the above application below. This representation should describe the likely effect of the grant of the licence/certificate on the licensing objectives and on the vicinity of the premises.

The Licensing and Out of Hours (LOOH) team have assessed the likely impact of the grant of this application taking into account a number of factors, including the nature of the area in which the premises is located and any potential risk the granting of this licence could lead to undermining the four licensing objectives.

The LOOH team have also given consideration to Manchester City Council's Statement of Licensing policy, in particular S7.26 which states; Where premises are in the direct vicinity of local residential properties, and where its discretion is engaged, the authority will give particular consideration to measures proposed in the application in relation to prevent nuisance.

Officers are not satisfied that the conditions offered are sufficient to uphold the four licensing objectives. LOOH therefore recommend the following conditions should be attached to the Premises licence (this includes rewritten conditions offered by the applicant)

- There shall be a documented dispersal policy, as agreed with the relevant responsible authorities, implemented at the premises and a copy lodged with the Council's Licensing Unit.
- Staff shall monitor customers smoking outside the premises on a regular basis and ensure patrons do not cause a public nuisance.
- No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance.
- A direct telephone number for the manager of the premises shall be publicly available at all times the premises are open. This telephone

number is to be made available to residents in the vicinity.

- There shall be no events at the premises that are organised by an external promoter that gives rise to a nuisance.
- An incident log (which may be electronically recorded) shall be kept at the premises for at least six months, and made available on request to the police or an authorised officer of the licensing authority, which will record the following incidents including pertinent details:
  - (a) all crimes reported to the venue, or by the venue to the police
  - (b) all ejections of patrons
  - (c) any complaints received
  - (d) any incidents of disorder
  - (e) any faults in the CCTV system
  - (f) any visit by a relevant authority or emergency service

#### **A.) Prevention of Crime and Disorder**

The applicant has proposed condition 8 which states:

*'Staff will be trained in laws relating to underage sales, and that training shall be documented and repeated at 6 monthly intervals'*

I propose for this condition to be replaced with the following conditions:

- Staff shall be provided with comprehensive training in preventing drunkenness; drug policy; managing and resolving conflict; emergency procedures; complying with the licence conditions; and obligations and offences under the Licensing Act that apply to the sale of alcohol.
- Documented records of training completed shall be kept for each member of staff. Training shall be regularly refreshed and at no greater than 6 monthly intervals. Training will be given to a new member of staff before they commence paid employment. Training records shall be made available for inspection upon request by a police officer or an authorised officer of Manchester City Council.

#### **C.) The Prevention of Public Nuisance**

The applicant has proposed condition 2 which states:

*'The exterior of the building shall be cleared of litter at regular intervals'*

I propose for this condition to be replaced with the following conditions:

- The premises and immediate surrounding area shall be kept clean and free from litter at all times the premises are open to the public.
- Any external smoking areas used by patrons of the premises are to be cleaned routinely when the area is in use and be free of litter at the end



of each trading day.

LOOH believe these conditions are proportionate and necessary to uphold the four licensing objectives.

Recommendation: **Approve with Conditions (Outlined Above)**

### **REPRESENTATION FROM RES 1**

**From:** [REDACTED]  
**Sent:** 07 May 2021 00:02  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Re: Mala Chapter One Books 257794/GO2

Hi yes  
 My name is [REDACTED]

Thanks [REDACTED]

**From:** [REDACTED]  
**Sent:** 30 April 2021 16:56  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Mala Chapter One Books 257794/GO2

To whoever it may concern,

I would like to raise some comments on the Licensing Application for this bar/ cafe. As a resident who lives nearby I have the following concerns relating to this licensing application.

- **The prevention of crime and disorder** - This area on dale street including back Piccadilly/ Spear street has had issues with street drinking/ excess noise levels /public urination and drug dealing. The request to purchase alcohol and drink it outside of the premises will encourage all of these things.
- **Public safety** - The police and residents have worked hard to stop the gathering of large groups drinking and taking drugs on the street in the area where this bar is situated. This will undo all our good work.
- **The prevention of public nuisance** - This bar/cafe is next to a residential block of flats some which are directly overlooking the outside space. This will cause excess noise for people living directly above it particularly related to the serving of alcohol. The streets around this area already have issue's for people hanging round, making noise and drinking

allowing people to purchase alcohol and drink it outside will only increase these issues of anti social behaviour.

thanks [REDACTED]

## **REPRESENTATION FROM RES 2**

**From:** [REDACTED]

**Sent:** 03 May 2021 20:57

**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>

**Subject:** Regarding Mala, Chapter One Books Application (257794/GO2)

Dear Premises Licensing department

I am writing with regards to Mala, Chapter One Books application.

The details are as follows.

Application Type: Premises Licence (new)

Reference: 257794/GO2

Premises: Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY

Applicant: Buzz Ventures Ltd

I am a resident (owner occupier) at [REDACTED]

[REDACTED] I would like to express my concerns about Buzz Venture's application.

Mala is located at the communal gardens of Chatsworth House. Chatsworth House is a residential building with 64 apartments. The types of residents include single occupants, couples, friends, and families with babies and children. The communal garden was initially planned to be developed into a Parisian-style garden for the residents at Chatsworth House and Chapter One Book's customers. The residents were never informed about Buzz Venture's decision to convert it into a "beer garden" serving alcohol. Currently, the communal garden space is fenced off due to issues with anti-social behaviour in the area.

Serving alcohol until late evenings will attract drunks and party goers to the area which is often related to crime, public disorder, public nuisance, and safety threat to the residents. The nearby area of Chatsworth House is already suffering from anti-social behaviour from homeless people, drug dealers, illegal graffiti and activities of human excrement. The type of customers at an alcohol-serving venue will only make the existing problem worse.

Moreover, a recent announcement from one of the Buzz Venture's owners in the Chatsworth House Facebook group says that they will be playing music in the gardens. There are 21 apartments facing Mala directly. The combination of the music and their customers chattering, laughing and shouting will result in unbearable noise pollution that the residents have to suffer.

I have already seen the public nuisance the drunks create at Stevenson Square's outdoor drinking space. If Mala's application goes ahead, it would bring public nuisance and disorder to a residential apartment where people try to keep a friendly and safe community. There are families with young children in the building. It will be difficult for them to cope with the noise and the drunks who would constantly roam around the area.

I hope you would understand and consider my concerns. I am happy to discuss further if needed.

Kind Regards

[Redacted signature]

**REPRESENTATION FROM RES3**

**From:** [Redacted]  
**Sent:** 25 May 2021 11:21  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Objection to premises licence application 257794/GO2: Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

Dear Premises Licensing department,

I am writing with regards to Mala, Chapter One Books application:

Premises Licence (new)  
Reference: 257794/GO2  
Premises: Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY  
Applicant: Buzz Ventures Ltd

[Please note the 13 images attached with this message and referenced below].

I am an owner occupier at [Redacted] a residential apartment block where I have lived for over 16 years. Like many others who will be affected in my apartment block, every room of my [Redacted]  
[Redacted]  
[Redacted] Chatsworth House Communal Gardens - the site of the proposed Mala bar. [Redacted] to the

upkeep of the gardens, including trimming of the trees on site, through the Service Charge.

I wish to strongly object to this licensing application on the following grounds, which I have organised according to the four licensing objectives:

1. The prevention of a public nuisance

I have witnessed the public nuisance that drunk people create at Stevenson Square's outdoor drinking space and that level of nuisance is likely to be considerably worse when immediately next to a residential apartment block where families with young children reside, such as Chatsworth House. As previously noted, the proposed bar is [REDACTED] [REDACTED]. It is in the very nature of groups of people drinking that there will be an unacceptable level of noise pollution caused by chatting, laughter, and shouting for those residents whose windows are directly above and overlooking the bar. This noise pollution is likely to have an unbearable impact on the quality of life of the residents attempting to live, work, and sleep (i.e., to peacefully enjoy their homes without nuisance) in the apartments [REDACTED] particularly in summer months when we will need our windows open for ventilation. Aside from the fact that it will be in breach of the lease to create a noise nuisance to [REDACTED] the noise pollution from a bar is also likely to have a negative impact on residents' ability to work from home: I depend on there being no noise nuisance in order to be able to carry out my work meetings and [REDACTED] [REDACTED] in a professional manner. [REDACTED] [REDACTED] because it was relatively quiet. My family should not be prevented from carrying out our daily life, including me performing in my job, in peace, free from noise nuisance from [REDACTED] and drunk revellers.

I understand from a Facebook post by one of the applicants [REDACTED] [REDACTED] that there is a plan to play music at the proposed venue. This falls wholly outside of what was discussed with residents and leaseholders about a Parisian garden that was originally proposed for the site and for which planning permission was granted (see attached architect images of the Parisian garden – a wholly different type of establishment). We were originally told that the Parisian garden would be accessed via the entrance to Chapter One Books Café, not the street, and that no alcohol would be served and no music played. I would have been able to attend and enjoy the Parisian Garden with [REDACTED] –our communal garden should be fully accessible to [REDACTED] including children with disabilities, because we pay for it. Because of the sale of alcohol and intention to play music, Mala Bar is not a place where I will be able to bring [REDACTED] [REDACTED] and I regard this as unacceptable for residents including young children who are seemingly expected to suffer the noise pollution from the bar and yet continue to pay for

the upkeep of the land. Music of whatever level will clearly increase the noise as customers attempt to talk over it – further exacerbating the problems identified above.

The additional proposal to have non-standard opening hours - later opening on Sundays preceding Bank Holidays and overnight on New Year's Eve is totally unacceptable for residents including young children who will struggle to cope with noise disturbance and will not be able to peacefully enjoy their homes or sleep at those times.

It is not clear if smoking or vaping will be allowed in the garden, but clearly it would be an unacceptable health hazard for residents, including young children, whose bedrooms and living spaces are directly above the bar.

Finally, it is likely that the public nuisance caused by a noisy bar [REDACTED] [REDACTED] will reduce resale values of our homes, push families like mine out of the city centre, and deter families from moving in. I believe it would be morally and ethically irresponsible to allow this to happen. This city should be creating environments and living spaces that welcome families in, not push them out.

## 2. The protection of children from harm

[REDACTED]  
[REDACTED] and both of us go to bed early in order to function the next day. My daughter also [REDACTED]

[REDACTED]  
[REDACTED] Harm will be caused because she and I will not cope with any level of noise pollution from a bar [REDACTED]

[REDACTED] It will prevent us both from sleeping and functioning the next day and consequently will negatively impact my family's mental and physical health. I do not want, and should not have to raise [REDACTED] where her abiding childhood memory will be [REDACTED]

[REDACTED]  
[REDACTED] When I tried to raise this issue with one of the applicants they refused to engage with me (see attached text correspondence).

## 3. The prevention of crime and disorder

Residents living in the local area currently have to deal with and witness public urination and defecation, the open selling of drugs by drug dealers on the street, anti-social behaviour from homeless people sleeping in doorways

and gaining illegal access to the building, and graffiti. The communal garden space was originally fenced off due to problems with anti-social behaviour in the area. The addition of a bar serving alcohol, including for off-site consumption, will increase the problems we have with crime and disorder in the area rather than decrease them, especially as drinkers filter out onto local streets at closing time.

#### 4. Public safety

I am concerned that the serving of alcohol until late evenings will attract more crime to the area as above, and represent a safety threat to residents, with drunk people roaming around the building in the evenings. In recent years we have had drunk people from short term rentals sleeping in corridors, causing damage to the building, and arriving back to the building so drunk that they try to get into apartments on the wrong floors – causing fear and alarm to residents. It is likely that a bar serving alcohol on site will be a selling point that encourages more leaseholders in [REDACTED] to rent out their flats by the night, and attract more of these types of people who will use the flats as 'party flats'. This apartment block should not be treated like a cheap hotel with a bar on site: [REDACTED] we strive to live in a peaceful and supportive community and expect all parties involved with the building, including the applicants, to help us to make our building safer and a pleasant environment to live. Anything that attracts more partygoers to our building will prevent this and magnify existing safety concerns.

#### Lack of consultation

Finally I would like to object to the total lack of consultation with residents and leaseholders about the proposed bar.

I first became aware of the intention to open a bar serving alcohol in our communal gardens when I noticed a board outside the bar's proposed entrance on Dale Street advertising for bar staff: [REDACTED] [REDACTED] had not been consulted about the venture at all at this point – I understand our managing agent was completely unaware of the proposals. We have received no notification from the Freeholder (represented by [REDACTED]) that they have approved use of our garden as a bar, or had the opportunity to raise objections with the Freeholder. In terms of the planning permission for the Parisian garden – my understanding is that this did not include permission to operate a bar serving alcohol or playing music. I understand the applicants may have also overstepped their boundary.

Most disturbingly, the bar opening was advertised to residents and leaseholders as a 'fait accompli' (see attached 22 April Facebook invitation to a 'Residents' opening': Please note this was clearly not advertised as a

'consultation' event where we would be able to raise any objections. We were given one day's notice for this event, to be held 23rd April 5pm. The invite says 'We'd love to invite you all for a drink at Mala before the opening next week'. Being invited to a residents' bar opening for a drink a week before the planned bar opening does not constitute consultation by any stretch of the imagination. It is also extraordinarily presumptuous of fellow leaseholder's approval and willingness to live and sleep [REDACTED] noisy bar, and the outcome of any licensing application – which at that point I believe had not been made. It concerns me greatly that the applicants could think it appropriate to open a bar without consultation with fellow leaseholders, the managing agents of the building and without securing licensing permission first.

The Facebook message from [REDACTED] also gives residents misleading information by way of reassurance: It states last orders will be at 9 not 10 as per the licensing application. It fails to inform residents of the proposals to open later on bank holidays and New Year's Eve.

When I tried to discuss my concerns with [REDACTED] directly, he refused to engage [REDACTED].

I would be very grateful if you could give serious consideration to my objections. Please do not hesitate to contact me if you require any further information.

Kind regards

[REDACTED]









**REPRESENTATION FROM RES4**

**From:** [REDACTED]  
**Sent:** 26 May 2021 23:54  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Mala/Chapter One License

Dear Sir/Madam,

I'm writing with regards to the Mala Bar license application:

Reference: 257794/GO2

Premises: Mala, Chapter One Books, 19 Lever Street, Manchester, M1 1BY

Applicant: Buzz Ventures Ltd

**Background to the premises in question:**

The premises is proposed to be in Chatsworth Gardens which belongs to a communal part of Chatsworth House, a block of 64 apartments. The ground floor features commercial units (a mailbox company, and two cafes) and then from 1st floor to 7th floor there are apartments, 21 of which which directly overlook the gardens. The apartments facing the gardens are 2 bed apartments which mean that 42 people could easily be directly affected by any activities in the gardens as both living rooms and bedrooms open out onto the gardens. Chatsworth House has been apartments since 2001, and is home to many families, owner occupiers, and tenants many of whom have lived here for multiple years. Chatsworth House does not feature air conditioning or central ventilation and so being able to open windows is essential for ventilation throughout the year.

The site is managed by [REDACTED] and the Freeholder is [REDACTED] who is represented by [REDACTED]. To the best of my knowledge, currently the gardens are maintained and paid for by leaseholders via the service charge.

It is my understanding that Mala will be run separately from Chapter One and there will not be passage between the two venues. Therefore my comments are specifically to Mala, the outside bar, and not Chapter One which is the cafe inside the building.

**The sale and consumption of alcohol:**

Under the licensing objective to prevent a public nuisance I must make an objection to the sale and consumption of alcohol.

We were told that the gardens would be extra seating as part of Chapter One but it's since become clear that the venue will be separate from Chapter One. Once alcohol is served the venue ceases to be a cafe as stated in the description and instead becomes an outside bar which is of a completely different nature and level of noise. Customers going for a drink will be louder than those going for a coffee or tea given the nature of alcohol, and this will cause noise pollution and disturbance to the residents above. Customers will come specifically to drink and be merry, as is the nature of going out, and customers will inevitably get louder as they drink. This will negatively affect the quality of life of residents who live above the gardens both in the day and evening due to the noise pollution:

- Daytime: Many people [REDACTED] have worked from home over the past year and will continue to do so even after the pandemic. It would therefore be a nuisance to have a bar operating below as the noise will disturb those working from home who need to focus such as for Zoom meetings and detailed work. There will be little peace during the day.
- Evenings: In the evenings it's essential to be able to open the windows throughout the year in order to ventilate the apartment as well as keep the temperature tolerable. Apartments get extremely hot in summer and humid in winter, so being able to open windows as needed is essential. Evenings will be the peak time when people are going out and it's reasonable to expect the venue to be busy at this time and thus extremely noisy causing considerable disturbance to residents above. This will cause a great deal of nuisance when trying to relax and unwind at home, or have an early night as often needed.

I don't see how the applicant can mitigate this either. Even if the huts offer some soundproofing, the outside tables and veranda benches won't offer any soundproofing at all.

I also don't think there's any huge need for a new bar in this area. Within the immediate surroundings there are literally tens of bars, and hundreds within a short walk. However, there are precious few quiet green spaces nearby, so I argue these gardens need to be kept as a quieter, relaxed area for the wellbeing of residents and visitors.

Some noise is to be expected given the location but all the noise that we have is low level and transient - for example buses, cars, passing pedestrians and so on, nothing unreasonable for a city centre. I have no objection to the quiet murmur of people enjoying coffee or tea which is inherently a quieter activity and what was originally proposed, but I do object to having an outside bar with people drinking and getting loud immediately below my home. I bought my home here because it faces the gardens which act as a buffer to the noise of the city.

Therefore I have to object to the sale of alcohol in this outside venue, as it would directly have a negative effect on the residents living above.

#### **The proposed late hours:**

Under the licensing objective to prevent a public nuisance, I have concerns over the proposed hours. I note that Cask bar in New Islington, which is sited underneath a far smaller selection of apartments is only open until 8.30pm. Therefore any extension of hours beyond these is absolutely unreasonable for this area. It's unreasonable to expect drinkers to keep quiet especially in the evenings which will invariably lead to more noise pollution as the evening goes on and people start to go on a night out. This will in turn create more disturbance to residents.

Regarding special days like bank holidays and NYE, I'd like to point out that there are families in the building, as well as people working shift patterns which don't get bank holidays off, so all evenings need to be consistent and calm so that residents can be able to rest and enjoy their own homes and

reliably get sleep without having to rely on earplugs due to noise immediately under their homes.

I have no objection to the venue serving non-alcoholic beverages in the evening as I don't foresee people being as loud having evening teas and coffees as part of Chapter One books. It would also be easier to manage the expectations of patrons - it will be impossible to do this in a bar setting where people want to go out and let their hair down.

**Consumption of alcohol off premises:**

Under the licensing objective to prevent crime and disorder, I need to object to the sale of alcohol for off premises consumption. We already have an issue with people urinating on [REDACTED] [REDACTED] [REDACTED] which causes a health hazard, is extremely unpleasant, and can cost money if it needs professional cleansing. I expect this issue to worsen if people are permitted to take alcoholic drinks for consumption off site where facilities aren't available. I have further concerns that those taking alcohol to drink off premises will be in breach of alcohol laws/PSPO and this may lead to antisocial behaviour on the surrounding streets.

**Playing of music:**

I'd also like to comment on the proposed playing of music under the licensing objective to prevent public nuisance. I met with the applicant where some music was already playing, and at that time it was at a low and reasonable volume in my opinion. However, the planning permission specifically forbids music being played which I presume takes precedence. I would therefore like to ensure that if music is desired that planning are made aware and residents are consulted following due process. Apartments all the way down to 1st floor should be able to open their windows and not be disturbed by music.

**Summary:**

This building is primarily a block of apartments and so any activity has to have this in mind first and foremost. While it's nice to see this area being revived and I wish the applicant success with it, what we were consulted on and what was proposed was a "Parisian garden" as part of Chapter One cafe serving non-alcoholic drinks which I wholeheartedly supported. However I must object to the changed plans for the serving and consumption of alcohol outside in the gardens thus turning the gardens into a beer garden or outside bar as it will guaranteed cause a nuisance to residents who already live here. The objections are all for genuine reasons as the entire nature of the gardens will be changed to the detriment of residents.

Residents have the right to enjoy their homes and the gardens, and I believe that these gardens can be put to good use in other ways, but a bar in them is not the right approach. I wish the applicant success with their new venture in whatever shape that may take, but we must look out for our homes and our own wellbeing first and foremost.

Many thanks,

[REDACTED]  
[REDACTED]  
[REDACTED]

**REPRESENTATION FROM RES 5**

**From:** [REDACTED]  
**Sent:** 27 May 2021 09:52  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Re: Licensing application, Mala, Chapter One Books, Lever Street, Manchester

Thank you for your email Grace.

I'm [REDACTED]

Kind regards, [REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 26 May 2021 19:48  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Licensing application, Mala, Chapter One Books, Lever Street, Manchester

Dear sir or madam,

Whilst supporting the fencing off of the garden adjacent to Chatsworth House, Chapter One Books, I am concerned at the timings allowed under the licensing application.

Chatsworth House is a residential building. Although if you live in the NQ you have to accept that there will be noise from bars and restaurants, having an outdoor drinking venue open until late in the evening will lead to unacceptable noise levels, especially for those of us whose [REDACTED]  
[REDACTED]

I am not happy that it is licensed until 10pm as I do not feel that this will mean drinkers will leave the premises quietly by 10.30pm

At the very least the 10.30 closing time should be enforced AT ALL TIMES and a later time should not be allowed prior to public holidays.

How will the council ensure that the site is cleared and quiet by 10.30pm so that the [REDACTED] can get some sleep.

Kind regards, [REDACTED]  
[REDACTED]

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

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## Schedule of Licence Conditions

Conditions consistent with the operating schedule	Agreed	Proposed by
<ol style="list-style-type: none"> <li>1. A CCTV system shall be maintained and operated at the premises with cameras positioned both internally and externally.</li> <li>2. Recorded CCTV images will be maintained and stored for a period of twenty-eight days and shall be produced to the Police or Licensing Authority upon request.</li> <li>3. CCTV will 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 will be in a format so it can be played back on a standard PC or DVD player.</li> <li>4. Any person left in charge of the premises must be trained in the use of any such CCTV equipment, and be able to produce CCTV images to an officer from a responsible authority upon request.</li> <li>5. 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 will wear high visibility armbands.</li> <li>6. When employed, a register of those door staff employed shall be maintained at the premises and shall include:               <ol style="list-style-type: none"> <li>a. the number of door staff on duty;</li> <li>b. the identity of each member of door staff;</li> <li>c. the times the door staff are on duty.</li> </ol> </li> <li>7. Open containers of alcohol shall not be removed from the premises.</li> <li>8. Staff will be trained in the laws relating to under age sales, and that training shall be documented and repeated at 6 monthly intervals. <i>(To be replaced with conditions 28 &amp; 29 from LOOH)</i></li> <li>9. A refusals book will be maintained at the premises, and made available to an officer of a responsible authority upon request.</li> <li>10. A first aid box will be available at the premises at all times.</li> <li>11. Regular safety checks shall be carried out by staff.</li> <li>12. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.</li> <li>13. The premises shall maintain an Incident Log and public liability insurance.</li> <li>14. Management will ensure that noise amounting from the premises does not cause a disturbance to any noise sensitive buildings.</li> <li>15. The exterior of the building shall be cleared of litter at regular intervals. <i>(To be replaced with conditions 30 &amp; 31 from LOOH)</i></li> <li>16. Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.</li> </ol>	N/A	Applicant

## Schedule of Licence Conditions

<p>17. The emptying of bins into skips, and refuse collections will not take place between 11pm and 7am.</p> <p>18. A "Challenge 25" Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 25. The only acceptable forms of ID are photographic driving licences, passports, HM forces warrant cards, EU/EEA national ID card or similar document or a form of identification with the "PASS" hologram.</p> <p>19. Staff training will include the Challenge 25 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 must be given to a new member of staff before they commence employment and all staff must receive refresher training every 6 months.</p> <p>20. Notices advising what forms of ID are acceptable must be displayed.</p> <p>21. Notices must be displayed in prominent positions indicating that the Challenge 25 policy is in force.</p>		
<b>Conditions proposed by objectors</b>	<b>Agreed</b>	<b>Proposed by</b>
<p>22. There shall be a documented dispersal policy, as agreed with the relevant responsible authorities, implemented at the premises and a copy lodged with the Council's Licensing Unit.</p> <p>23. Staff shall monitor customers smoking outside the premises on a regular basis and ensure patrons do not cause a public nuisance.</p> <p>24. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance.</p> <p>25. A direct telephone number for the manager of the premises shall be publicly available at all times the premises are open. This telephone number is to be made available to residents in the vicinity.</p> <p>26. There shall be no events at the premises that are organised by an external promoter that gives rise to a nuisance.</p> <p>27. An incident log (which may be electronically recorded) shall be kept at the premises for at least six months, and made available on request to the police or an authorised officer of the licensing authority, which will record the following incidents including pertinent details:</p> <ul style="list-style-type: none"> <li>a) all crimes reported to the venue, or by the venue to the police</li> <li>b) all ejections of patrons</li> <li>c) any complaints received</li> </ul>	Yes (all)	Licensing and Out of Hours



## Schedule of Licence Conditions

<p>d) any incidents of disorder  e) any faults in the CCTV system  f) any visit by a relevant authority or emergency service</p> <p>28. Staff shall be provided with comprehensive training in preventing drunkenness; drug policy; managing and resolving conflict; emergency procedures; complying with the licence conditions; and obligations and offences under the Licensing Act that apply to the sale of alcohol.</p> <p>29. Documented records of training completed shall be kept for each member of staff. Training shall be regularly refreshed and at no greater than 6 monthly intervals. Training will be given to a new member of staff before they commence paid employment. Training records shall be made available for inspection upon request by a police officer or an authorised officer of Manchester City Council.</p> <p>30. The premises and immediate surrounding area shall be kept clean and free from litter at all times the premises are open to the public.</p> <p>31. Any external smoking areas used by patrons of the premises are to be cleaned routinely when the area is in use and be free of litter at the end of each trading day.</p>		
No conditions proposed	N/A	Residents x5

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