



Licensing & Out of Hours Compliance Team - Representation

Name	Sion Roberts
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	s.roberts3@manchester.gov.uk
Telephone Number	0161 227 3147

Premise Details

Application Ref No	REF: 236748
Name of Premises	Fallowfield Convenience Store
Address	240-242 Wilmslow Road, Manchester, M14 6LD

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.

Licensing & Out of Hours Compliance Team (LOOHT) as the responsible authority 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 the proximity to residential accommodation, the hours applied for, and any potential risk that the grant of this application could lead to issues of public nuisance.

The applicant has applied for supply of alcohol for consumption off the premises only:

From current hours: Mon to Sun 8am to midnight.

To proposed hours: Mon to Sun 8am to 2am.

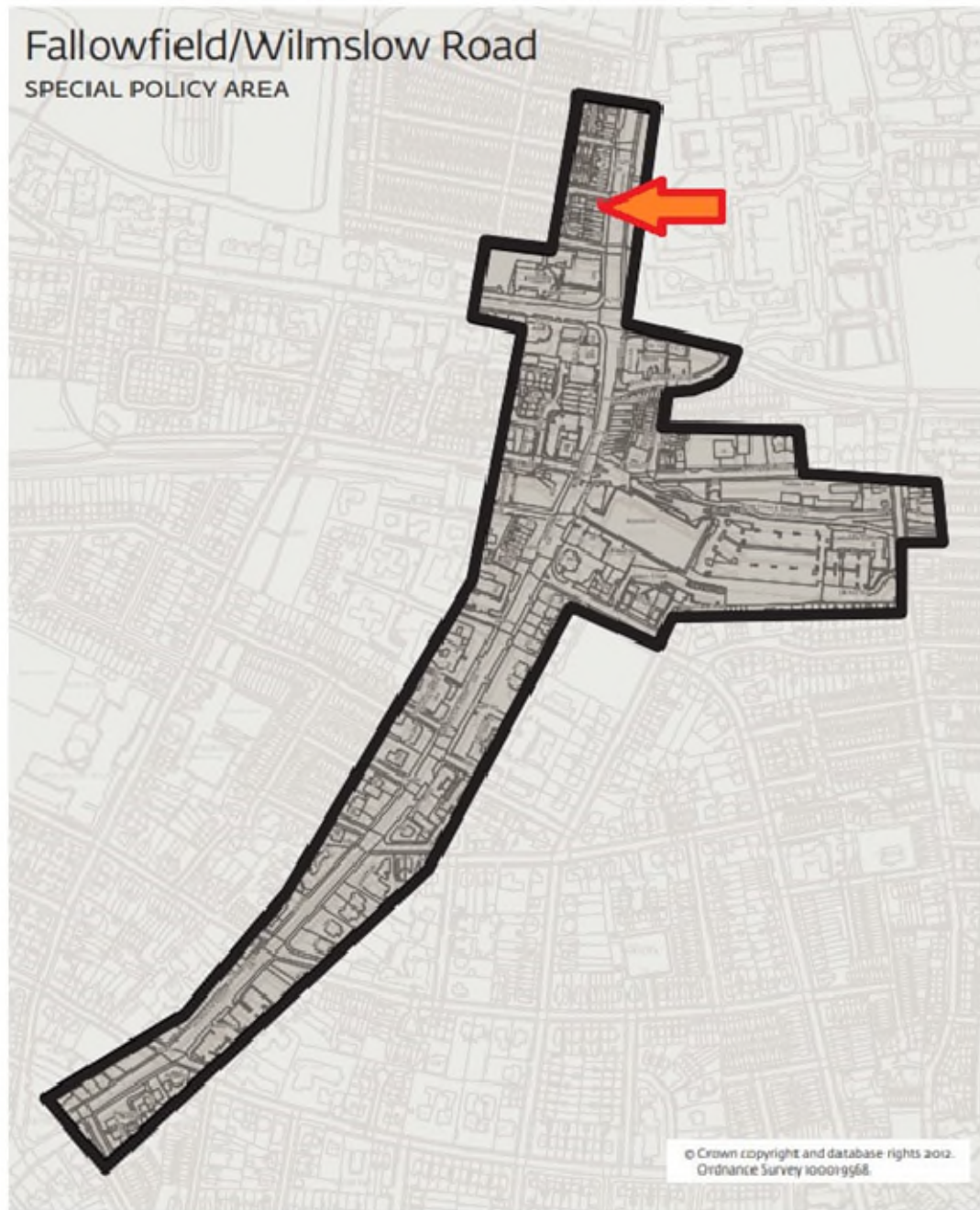
The premise is located in a Special Policy Area (see map below) Section 5 of the licensing policy, which has restrictions in place for all new premises licences or variations of an existing licence.

This is due to the historical evidence that the cumulative impact of licensed premises in the geographical area identified on the map below in is undermining the promotion of the licensing objectives in relation to crime and disorder and public nuisance.

The cumulative impact and saturation policy states:

“The predominant concentration of licenced premises is within the Fallowfield area. This area suffers from the greatest levels of crime (both general and alcohol-related) compared to surrounding areas, which is demonstrated in the Cumulative Impact Analysis. The levels of crime recorded with an alcohol marker have risen annually between 2009 and 2011.”

The complaints about antisocial behaviour from local residents, received both prior to and in response to the policy consultation, repeatedly cite problems of noise, vandalism and antisocial behaviour from persons going out to and returning from licensed premises, including complaints of preloading and drunkenness. Additionally, there was evidence of litter caused as a result, including discarded alcohol containers and takeaway wrappers in the street. Extra street cleaning services are required in the local area as a result of disproportionate levels of litter, particularly caused by the number of late-night takeaways in Fallowfield.”



Within subsection 5.7 it states the effect of the Special Policy is that the Council will refuse applications for a new Premises Licence or Club Premises Certificate, **or variation of an existing licence or certificate**, whenever it receives relevant representation, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact

already being experienced.

Also in subsection 5.8, in relation to variations, this includes any variation that seeks to add a licensable activity, increase the capacity/size of a licensed premises, **or extend the hours for licensable activities**, but will usually exclude minor variations.

Taking into consideration of the policy guidance above, the applicant has failed to provide any detail in their application why the extended hours of operation applied for sale of alcohol will not add to the cumulative impact already being experienced in this area.

As such LOOHT recommends that the variation of extended hours for sale of alcohol is refused on the grounds of being not upholding the licensing objectives in relation to public nuisance.

Recommendation:

Refuse Application

GREATER MANCHESTER POLICE - REPRESENTATION

About You

Name	PC Alan Isherwood
Address including postcode	1 st Floor Manchester Town Hall Extension Lloyd Street Manchester
Contact Email Address	alan.isherwood@gmp.police.uk
Contact Telephone Number	0161 856 6017

About the Premises

Application Reference No.	LPA 236748
Name of the Premises	Fallowfield Convenience Store
Address of the premises including postcode	240-242 Wilmslow Road, Manchester M14 6LD

Your Representation

Please outline your representation below and continue overleaf. This should describe the likely effect of the grant of the variation on the licensing objectives on and in the vicinity of the premises in question.

Please accept this as formal notification of the Greater Manchester Police objection to the hours requested for a variation to the premises licence in relation to the above premises.

The grounds for the objection are the Prevention of Crime and Disorder and the Prevention of Public Nuisance.

The premises are situated on Wilmslow Road, Fallowfield which is one of the main arterial routes into and out of Manchester City centre.

It is in very close proximity to residential properties and is also in an area where there are a large number of bars, public houses, off licenses, late night refreshment outlets and one of the largest student populations in Europe.

Specifically the application is seeking to extend the alcohol sale hours until 0200hrs 7 days a week, with the opening hours the same.

This will undoubtedly create noise disturbance and alcohol fueled anti-social behaviour for a longer period, which will obviously add to what is already being suffered by the local residents.

The Wilmslow Road corridor already suffers from begging, street drinking and other anti- social behaviour and to allow the premises to extend their hours each night is likely to exacerbate these problems and undermine the hard work of the local Neighbourhood Policing Team.

The area where the premises are situated is subject to a Cumulative Impact Policy due to the problems in the area with night time economy related incidents.

There is therefore a presumption of refusal for all applications to extend the sale of alcohol in this area and GMP can see no reason to depart from this policy in this instance. The applicant has not demonstrated how they will not add to the cumulative impact within the area.

Greater Manchester Police would therefore ask that the application be refused.



Premises Licensing <premises.licensing@manchester.gov.uk>

Re: Premises Licence variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

1 message

30 September 2019 at 14:09

To: Premises Licensing <premises.licensing@manchester.gov.uk>

Cc: [Redacted]

Dear Sir/Madam

I write on behalf of [Redacted]

We suffer from anti social behaviour on an almost nightly basis due to the growing number of students who live close by and usually always under the effect of having consumed too much alcohol. This can range from shouting/shrieking/screaming/public urination and littering of used alcohol/take away containers.

There is already another Off Licence (New Zealand Wines) within one or two minutes walking distance of this store which trades until 2.00am, so to allow this store to trade until the same time will only add to the anti-social behaviour which local residents already suffer.

These premises are within the area covered by both a Cumulative Impact Policy and also a DPPO, although it is a common sight at night for alcohol to be consumed on the street before going to local late night Bars. Fallowfield Convenience Store is the closest Off Licence to many late night Bars and if this Variation is allowed, then it will only add to the problem of on street drinking with its associated littering.

It is opposite Owens Park which when redeveloped will house 3,000 students who arrive as young people, many of whom will be living away from their parental home for the first time and can easily fall into the trap of using alcohol as a maladaptive coping strategy. This part of Fallowfield has many alcohol outlets and to add longer hours so near to the Campus will only add to the temptation to abuse alcohol.

I have personally visited this shop late at night and witnessed extremely drunk students being served bottles of vodka, for example, surely this is not upholding parts of the Licensing Objectives? The shop was very crowded and felt unsafe when one of the customers became abusive to staff. The siting of the till area leads to customers queuing close to the entrance which therefore makes exiting the store difficult should an altercation have occurred.

This is the third time that this store have applied for a Variation to trade longer in order to sell alcohol until the early hours. It was refused in 2012, withdrawn 2015 and [Redacted] respectfully ask for it to be refused once again.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



Premises Licensing <premises.licensing@manchester.gov.uk>

RE: Premises Licence variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

1 message

10 September 2019 at 09:51

[REDACTED]
To: Premises Licensing <premises.licensing@manchester.gov.uk>
[REDACTED]

Ref: - Premises Licence variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

I am writing [REDACTED] University of Manchester to express opposition to the proposed application to extend trading hours for the supply of alcohol for consumption off the premises from Monday to Sunday from midnight to 0200. I hope this application will be refused on the grounds that this could create additional public nuisance in the area.

The supporting reasons for this objection are as follows:

There are a number of University of Manchester students living in Halls of Residence and private rented sector properties in immediate proximity to these premises. As an institution the University of Manchester works hard to encourage our students to behave responsibly in the local community. To provide students resident in Halls and in the private sector access to a premises serving alcohol for consumption off the premises until 0200 would greatly undermine the work undertaken to ensure responsible behaviour. I believe that if the premises were granted this variation to their licence to allow the supply of alcohol off premises until 0200 would contribute to the problems that exist in the local area surrounding noise, litter and anti-social behaviour.

Secondly Fallowfield is in a special Cumulative Impact Policy zone owing to the problems associated with the consumption of alcohol. There is already numerous premises supplying alcohol in Fallowfield for consumption both on and off premises and I do not think that allowing this outlet to supply alcohol in Fallowfield for consumption off the premises beyond midnight is required or desirable.

Thirdly as an institution the University of Manchester is working hard to resolve issues that surround the studentification agenda to promote better community relations. An off campus student affairs manager works hard with other agencies to tackle these issues. A common complaint received from local residents is the problem of anti-social behaviour after students have attended venues. The work that the University has invested in this will be potentially damaged if another outlet within Fallowfield has the capacity to supply alcohol for consumption off the premises until 0200 after students will have left venues .

In conclusion I would like to emphasise that I am opposed to the granting of this variation to the licence to allow extension to the licence at these premises to allow the supply of alcohol for consumption off the premises from Monday to Sunday from midnight to 0200. I trust my views will be reported to the Licensing Committee.

Yours sincerely,

[REDACTED]

Fwd: 236748/T4 Premises Licence Variation: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

1 message

Premises Licensing <premises.licensing@manchester.gov.uk>

4 October 2019 at 09:18

To: [REDACTED]

LD

----- Forwarded message -----

Date: Thu, 3 Oct 2019 at 22:24

Subject: Fwd: 236748/T4 Premises Licence Variation: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

To: Premises Licensing <premises.licensing@manchester.gov.uk>

Cc: Fraser Swift <f.swift@manchester.gov.uk>, <alan.isherwood@gmp.police.uk>

Dear Sirs/Madam,

Re: 236748/CT4 Premises Licence Variation: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

I am writing on behalf of [REDACTED] to object to the above licence variation.

Fallowfield is in a Cumulative Impact Policy (CIP) area and is the only area in Manchester to be subject to this. The reason behind the introduction of the CIP was to try and deal with the extreme levels of anti social behaviour in our neighbourhood.

It is our understanding that within a CIP there is a presumption that all new licences or licence variations will be refused unless it can be shown that the grant will not negatively impact on the licensing objectives. We cannot see any evidence put forward by the applicant which shows that increasing the opening hours at this off licence will not undermine the licensing objectives. On the contrary, we believe that extending the opening hours at this off licence will lead to higher levels of alcohol consumption which, in turn, will lead to an increase in various forms of both anti social and criminal behaviour throughout the night.

The siting of this off licence is immediately opposite Owen's Park; an extremely large Hall of Residence owned by UoM and there are also thousands more students living in the near vicinity. The ability to carry on buying (cheap) alcohol at this venue after most of the bars have closed will add further fuel to the student house parties and large gatherings for which Fallowfield has (in relatively recent history) become infamous. Local residents often see and hear large groups of very drunk young people walking the streets in the middle of the night drinking bottles and cans of alcohol (bought locally) which they then throw into the road, or chuck into peoples' gardens, on their way home or to each other's houses. We also frequently witness public urination from inebriated young people and sometimes our gardens are used as toilets. These groups of people are not usually mindful of the amount of noise they are making and they regularly wake up local residents with shouting, laughter, sometimes arguments

and fights, and the noise of breaking glass. It is not uncommon for residents to be woken several times throughout the night and this level of sleep disruption is particularly harmful for those who have to get up early to go to work, college or school. Anything which increases the amount of late night activity is extremely likely to increase the harm to the local neighbourhood. Indeed we would like it noted that UoM are expanding their Owen's Park campus (by another 1000 beds) and so we need to do everything we can to try and minimise the effect of this.

In the mornings, residents often wake up to the previous night's debris; broken glass and cans, sweet/food wrappers and this is extremely demoralising for local people, many of whom go to extraordinary lengths to try and improve the neighbourhood (planting flowers in tree bases and planters, organising litter picks etc) not only this, but we often have to negotiate pushchairs and small children (and pets) around broken glass and vomit.

To summarise, allowing this variation will increase the amount of late night footfall in our area which, in our opinion, will increase the amount of anti social behaviour and public nuisance and would not uphold the licensing objectives. We therefore urge you to reject this application.

Yours faithfully,



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Premises Licensing
Growth and Development
Manchester City Council
Level 1 Town Hall Extension
Albert Square
PO Box 532
M60 2LA
Tel: 0161 234 5004 (call centre)
Email: premises.licensing@manchester.gov.uk
Web: www.manchester.gov.uk/licensing

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Fwd: 236748/CT4 Premises Licence variation: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

1 message

Premises Licensing <premises.licensing@manchester.gov.uk>
To: [REDACTED]

3 October 2019 at 10:15

PW

----- Forwarded message -----

Date: Thu, 3 Oct 2019 at 09:28

Subject: 236748/CT4 Premises Licence variation: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

To: <premises.licensing@manchester.gov.uk>

Cc: [REDACTED]

Dear Sirs

Ref 236748/CT4 Premises Licence variation: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

I am writing on behalf of [REDACTED] to express our complete objection to this license variation. Fallowfield Convenience Store falls within the Cumulative Impact Policy zone which was established in Jan 2013 due to many years of evidence of drunken anti social behaviour from licensed premises in this area. This is the only area within Manchester City Council which has a CIP and much of the evidence concerned problems arising from off licenses and bars in this row of premises opposite Owen's Park, University Halls of Residence. A very recent incident of crime and anti social behaviour can be seen in the following link:
https://www.manchestereveningnews.co.uk/news/greater-manchester-news/student-robbed-knifepoint-drug-deal-17008091?utm_source=sharebar&utm_medium=email&utm_campaign=sharebar

The reason we wish to strongly object is because despite the existence of the Cumulative Impact Zone, there are still many problems associated with licensed premises in this part of Fallowfield. **The problems of anti social behaviour which relate to the sale and consumption of alcohol continue to cause problems of public nuisance including noise, litter and broken glass.**

Off licenses contribute greatly to the problems of noisy drunken behaviour and prolific on street drinking. Off Licenses also provide the fuel for all night house parties which have an extremely large impact on the residential community. Fallowfield Convenience Store is located directly opposite Owen's Park Halls of Residence which accommodates more than 3000 students with a further 1000 extra bedspaces under construction. There are many more hundreds of students located in houses on Fallowfield Brow behind this off license. Two of these streets have been identified by Manchester Council as being in the top twelve worst streets for noise nuisance. More alcohol being made available until 2am every day of the week will undoubtedly create more noise nuisance and add to the problems already experienced.

There are no measures being proposed by the applicant to address the additional impact. From many years of experience we are fully convinced that increasing opening hours will create extra harm to the neighbourhood through public nuisance. We are also aware that there is a lot of drug activity in the vicinity of this off license. Drugs and alcohol contribute to many problems of anti social behaviour and cause much sleep deprivation for residents.

In previous objections relating to this off license, residents have referred to evidence of breaches of license hours which have been observed.

Public Nuisance: The level of public nuisance caused by consumption of alcohol is extremely high and well documented in the media. Off license sales help to fuel major student house parties in Fallowfield which are notorious around the UK. Late night alcohol consumption also creates much litter in the area. Extended opening hours for snacks and alcohol are highly likely to increase this nuisance.

Crime & Disorder: Another outlet selling alcohol after midnight is likely to increase crime and disorder. Public urination, vehicle damage, tree vandalism, fights and loutish behaviour are already far too common during the early hours of the morning. They are worse during term time when thousands of students are added to this area. Residents are moving away (and feel driven away) by this increasing anti social behaviour.

We have also seen promotions advertised by Premier for alcohol deals aimed at vulnerable young students. Such deals include two bottles of wine for a fiver at this Off License and others in Fallowfield. This is a very cheap way to get drunk on a student budget and we are very familiar with empty / broken wine bottles all over our neighbourhood. Beer cans, vodka and rum bottles are also found littering pavements, walls and hedges.

We are sure that off licenses contribute significantly to the problem because unbranded coloured plastic bags are often found with the litter, especially around house party locations. These are typical free plastic bags given out at off license stores.

An all night opening convenience store is also undesirable because it will increase comings and goings, increase litter and increase noise nuisance. It is the late night opening of off licenses, bars and take aways which create the noise and anti social behaviour that led to the introduction of the Cumulative Impact Policy for Fallowfield. We ask you to refuse this application in full because allowing it will further undermine the licensing objectives.

[REDACTED]

Premises Licensing (sent by chloe.tomlinson@manchester.gov.uk)

Thu, Sep 5, 12:44 PM

to bcc: me

Date: 5 September 2019

Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005

Dear Sir / Madam

I am writing to notify you that a licence application has been received for a premises in **Fallowfield** ward as follows:

Application Type: Premises Licence variation

Reference: 236748/CT4

Premises: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

Applicant: [REDACTED]

Description of proposed variation as given by the applicant:

Fwd: Premises Licence variation application 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD (Fallowfield ward)

1 message

Premises Licensing <premises.licensing@manchester.gov.uk>

3 October 2019 at 10:16

To: [REDACTED]

PW

----- Forwarded message -----

From: **Fraser Swift** <f.swift@manchester.gov.uk>

Date: Thu, 3 Oct 2019 at 09:56

Subject: Re: Premises Licence variation application 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD (Fallowfield ward)

To: Premises Licensing <premises.licensing@manchester.gov.uk>

Application Type: Premises Licence variation**Reference:** 236748/CT4**Premises:** Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD**Proposed hours and licensable activities:**

Supply of alcohol for consumption off the premises only:

Current hours: Mon to Sun 8am to midnight

Proposed hours: Mon to Sun 8am to 2am

Opening hours:

Current hours: Mon to Sun 8am to midnight

Proposed hours: Mon to Sun 8am to 2am

This premises is located within the area covered by the Cumulative impact and saturation policy in respect of Fallowfield /Wilmslow Road set out at Section 5 of the Council's current Statement of Licensing policy.

The policy states at 5.7 to 5.9 (emphasis added):

5.7 The effect of the Special Policy is that the Council will refuse applications for a new Premises Licence or Club Premises Certificate, **or variation of an existing licence or certificate, whenever it receives relevant representation, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced.**

5.8 In relation to variations, this includes any variation that seeks to add a licensable activity, increase the capacity/size of a licensed premises, or **extend the hours for licensable activities**, but will usually exclude minor variations.

5.9 The Special Policy applies to all licensable activities.

Section 5.10 of the Policy states:

5.10 Applicants in respect of premises located in the geographical area defined above will need to address the implications of the Special Policy in their operating schedule in order to rebut this presumption.

The implications of the policy have not been addressed in this application. Disconcertingly, the applicant appears oblivious of them.

Aside from the Special Policy, Section 7 of the Council's Licensing Policy sets out 'key issues' that applicants are expected to take into account relevant to the individual characteristics of the premises and locality when preparing their operating schedule and applicants are encouraged to identify relevant factors through risk assessment of the local area of the premises before making the application. There is no suggestion that this has been done in respect of this application.

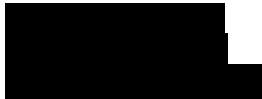
Similarly, Section 8 of the Licensing Policy sets out a range of standards identified by the Council that is expected of licensed premises in Manchester. Applicants are expected to consider and propose all standards they regard as

appropriate to promote the licensing objectives with respect to the individual circumstances of their application. Again, there is no suggestion that this has been done in respect of this application.

Irrespective of the presumption against granting the licence from the special policy, the application does not sufficiently demonstrate that its grant will be consistent with the promotion of the licensing objectives.

It is submitted that extending the hours for the sale of alcohol at the premises would be likely to undermine the licensing objectives and so the application should be refused to avoid adding to the cumulative impact issues in the area that the policy is in place to guard against.

Fraser Swift
Principal Licensing Officer
Planning, Building Control and Licensing
Growth and Development



Email: f.swift@manchester.gov.uk

Postal Address: Premises Licensing, Manchester City Council, Level 1 Town Hall Extension, Albert Square, PO Box 532, M60 2LA (SatNav: M2 5DB)

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Premises Licensing
Growth and Development
Manchester City Council
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Fwd: Premises licence application 236748 CT4

1 message

Premises Licensing <premises.licensing@manchester.gov.uk>

19 September 2019 at 09:44

To: [REDACTED]

----- Forwarded message -----

[REDACTED]

Date: Wed, 18 Sep 2019 at 20:37
Subject: Premises licence application 236748 CT4
To: <premises.licensing@manchester.gov.uk>

Dear sir / madam

I am writing to object to the above application on the following grounds:

-It will add to current and longstanding issues of litter, broken glass, drunken street noise, and late night partying.

This will undermine the licensing objectives -

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm

Furthermore, the shop is in a cumulative impact policy area and as no extra measures are being taken to address issues, it is highly likely to add to problems of noise and public nuisance.



Sent from my iPhone

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Premises Licensing
Growth and Development
Manchester City Council
Level 1 Town Hall Extension
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Tel: 0161 234 5004 (call centre)
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Fwd: Premises Licence variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

1 message

Premises Licensing <premises.licensing@manchester.gov.uk>

18 September 2019 at 07:49

To: [REDACTED]

BJ1

----- Forwarded message -----

Date: Tue, 17 Sep 2019 at 16:12

Subject: Premises Licence variation 236748/CT4: Fallowfield Convenience Store, 240-242 [Wilmslow Road, Manchester, M14 6LD, \(Fallowfield ward\)](#)To: premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>

Your Ref: Premises Licence variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

To whom it may concern;

I am [REDACTED] and I am objecting to the request for a license to extend the hours to 2am / 7 x days a week to sell alcohol at the Premier Convenience Store ([240-242 Wilmslow Road Fallowfield](#)).

These premises (Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD that is) are situated on Wilmslow Road, Fallowfield, which is one of the main arterial routes into and out of Manchester City centre.

It is in very close proximity to myself [REDACTED] and local residential properties and is also in an area where there are several bars, public houses & off licenses and one of the largest student populations in Europe. The request is to extend the licensable hours from 0800 hrs – 0200 hrs. This would mean that the premises would be open later and sell alcohol later than nearly all other licensed premises in the area and certainly later than all the other off licenses.

So, when the local bars close there is a very real danger that large numbers of already inebriated people will descend on this premises with a view to purchasing more alcohol and, as many of them will still be in a 'party mood', it is likely that the area outside the premises will become an area where noisy, inebriated persons gather to drink alcohol, with people spilling out onto the busy thoroughfare of Wilmslow Road, putting themselves and others at risk. Also as the area is subject to a Designated Public Place Order it is likely that this order will be breached far more regularly, creating more work for the local police officers.

This will create added noise disturbance which will obviously be extended beyond what is already being suffered by the local residents.

The Wilmslow Road corridor already suffers from begging, street drinking and other alcohol related anti-social behaviour and to allow the premises an extension to sell alcohol until 0200hrs each day will undoubtedly exacerbate these problems.

The Wilmslow Road area of Fallowfield has a Cumulative Impact Policy (What this means is that this area has been identified as one in which there is a concentration of licensed premises which is deemed maximum for an area to contain and that the hours in which premises can open and supply alcohol are already at the earliest and

latest times acceptable for the area) this extension is only going to add to problems of drunken street noise and nuisance.

Manchester City Council do not create Cumulative Impact Zones lightly and quite frankly, the last thing that the Wilmslow Road/"Brow" area of Fallowfield needs is an off licence selling alcohol until 0200 hrs each night and becoming a magnet for persons leaving the other establishments in the area and causing further suffering to the local residents.

I would be very grateful if you could consider these points,

Yours sincerely,



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Growth and Development
[Manchester](#) City Council
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Premises Licensing <premises.licensing@manchester.gov.uk>

23 September 2019 at 09:34

To: [REDACTED]

[REDACTED]
Date: Sat, 21 Sep 2019 at 09:40

Subject: Premises Licence variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

To: premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>

Hi Licencing,

I would like to complain about the Premises Licence variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward). This is too late to sell alcohol. It will cause antisocial behaviour, litter, noise pollution, public nuisance, broken glass and is not appropriate in a residential area. We need to prevention of crime and disorder, prevent of public nuisance, address public safety and protect children from harm. This suggestion would go against these aims and so should not be granted.

I would be grateful if you support our community and deny this application.

[REDACTED]

--
Premises Licensing
Growth and Development
Manchester City Council
Level 1 Town Hall Extension
Albert Square
PO Box 532
M60 2LA
Tel: 0161 234 5004 (call centre)
Email: premises.licensing@manchester.gov.uk
Web: www.manchester.gov.uk/licensing

Tell us how we're doing with our [online feedback form](#)

[Please reply with history only and not to individual officers](#)

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Fwd: Premises Licence Variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester M14 6LD

1 message

Premises Licensing <premises.licensing@manchester.gov.uk>

25 September 2019 at 09:11

To: [REDACTED] >

----- Forwarded message -----

Date: Tue, 24 Sep 2019 at 22:03

Subject: Premises Licence Variation 236748/CT4: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester M14 6LD

To: premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>

Dear [REDACTED]

I write to express my grave concern in connection with the above premises licence variation application.

With the very large student population in this part of Manchester we are already subject to high levels of litter from the late night opening of takeaways. [REDACTED]

[REDACTED] The amount of transitive noise in the early hours of the morning is not inconsiderable, especially as I have to get up at 6.15 a.m. to go to work. I am also concerned about the level of broken glass arising from bottles of beer, spirits and wine. In fact one of the dogs which is regularly walked along this part of Fallowfield was injured as a result of the broken glass of a spirits bottle deliberately smashed on the pavement, resulting in a visit to a local vet by the dog. Additionally with the attraction of this extension I am very concerned about the personal safety of residents, particularly students who do have a tendency to walk about in the early hours of the morning. With this extended opening of Fallowfield Convenience Store there is a possibility of their personal safety being at risk with unsavoury customers.

I am therefore objecting to this licence variation application. This store is in a cumulative impact policy area and as no extra measures are being taken to address issues, it is very likely to add to problems of noise and nuisance.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

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Premises Licensing
Growth and Development
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Level 1 Town Hall Extension
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Premises Licensing <premises.licensing@manchester.gov.uk>

Application for extension of licensing hours

1 message

[Redacted] 1 October 2019 at 16:16
To: "premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>"
<premises.licensing@manchester.gov.uk>

Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005

Dear Sir

I am writing with regard to the licence application has been received for a premises in **Fallowfield** ward as follows:

Application Type: Premises Licence variation

Reference: 236748/CT4

Premises: Fallowfield Convenience Store, [240-242 Wilmslow Road, Manchester, M14 6LD](#)

I feel I must object to this application as a resident who already is impacted on a regular basis by noise and antisocial behaviour in the early hours of the morning, mainly du to the effects of alcohol.

I live [Redacted] which is a major thoroughfare for young people traversing in both directions between Withington Village and the Owens Park campus, often late at night or in the early hours of the morning, and clearly often on a mission to avail themselves of alcohol, which is clearly demonstrated by their loud and impactful behaviour and the carrier bags they carry, obviously containing a wide variety of alcohol.

In the main this occurs at weekend which is difficult enough to deal with, but an extension of opportunity to purchase alcohol throughout the week, can only have a further detrimental effect on the residents [Redacted] through noise, litter, lack of consideration for residents, and anti social behaviour generally.

On that basis, I wish to object strongly to this application, which can only help to fuel an already difficult situation.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



Premises Licensing <premises.licensing@manchester.gov.uk>

Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

1 message

[Redacted]

1 October 2019 at 17:54

To: "premises.licensing@manchester.gov.uk" <premises.licensing@manchester.gov.uk>

Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005

Dear Sir,

Further to my earlier email with regard to the application for an extension of licensing hours, may I draw your attention to the MEN article link below with reference to a serious incident which occurred within close proximity of the premises applying for the license extension.

Additional trading hours to attract students to this area in the early hours of the morning can only put said students at additional risk of harm, especially when large amounts of alcohol are consumed and judgements may be clouded.

https://www.manchestereveningnews.co.uk/news/greater-manchester-news/student-robbed-knifepoint-drug-deal-17008091?utm_source=sharebar&utm_medium=email&utm_campaign=sharebar

Y [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

By email: premises.licensing@manchester.gov.uk

Dear Sir/Madam

**Re: Objection to Premises Licence variation- Ref: 236748/CT4:To extend opening hours and hours for the sale of alcohol to 2am each day at:
Fallowfield Convenience Store,240-242 Wilmslow Road, Manchester, M14 6LD**

I live on [REDACTED] Fallowfield, just around the corner from these premises and would like to object to the above planning application on the following grounds:

The prevention of crime and disorder:

Fallowfield has a well-documented record of drink & drug fuelled violence & antisocial behaviour which led to a **Cumulative Impact Policy** being implemented in 2012 in an attempt to try and curb crime and disorder in the area. Sadly for the long-suffering residents in the area, there has been no tangible improvement, in fact noise nuisance, vandalism, littering, ASB and violent assault is worse than ever. The Applicant's premises are situated within the Fallowfield Brow neighbourhood directly opposite Owens Park Halls of Residence, in an area saturated with Student HMO's (houses in multiple occupation), with few remaining family homes, resulting in an unbalanced, unhealthy, unsustainable demographic. However, outside the immediate Owens Park vicinity, is the heart of Fallowfield's residential area, home to a broad mix of families, workers, young professionals, elderly & retired residents.

The large student population in Fallowfield has been subject to a number of targeted attacks by muggers, drug pushers and criminal gangs. Allowing Fallowfield Convenience Store to sell alcohol until 2 o'clock in the morning 7 days a week, will simply exacerbate the problem, attracting further dubious characters and gangs seeking to prey on drunk and vulnerable victims, further adding to the crime and disorder that is destroying the area. Also, there is already a licensed premises selling alcohol into the early hours, (New Zealand Wines) and I believe that there is neither the demand, nor the necessity for a second premises to do so. The above Applicant is already able to sell alcohol until midnight every night, and I do not believe that an extension until 2 am is warranted.

The prevention of public nuisance:

Fallowfield is plagued by ongoing incessant drink and drug related "noise nuisance" coming from house parties (inside and outside properties), local pubs and takeaways and transient noise from groups of revellers going to and from venues every night of the week, blighting residents lives. In order to try and mitigate the misery this causes, the Universities now jointly fund "night-time patrols" to deal with antisocial incidents in the area. So, the last thing local people need is another alcohol outlet open until 2:00 am, resulting in even more rowdy, drunken, hordes roaming around the streets throughout the night and early hours of the morning, leaving residents and council taxpayers to suffer further sleep disturbance, ASB, littering and public nuisance. I believe this particular premises has previously applied to extend its opening hours until the early hours of the morning, in order to sell alcohol, and has either been refused, or chose to withdraw its application.

I would therefore respectfully urge the Licensing Committee to again refuse this Licence Variation application, for the reasons set out above and also in the best interests of the long-suffering residents, for the security of the local neighbourhoods, and the protection of the wider Fallowfield area.

Many thanks.

Yours sincerely

[REDACTED]

