

# LICENSING AUTHORITY

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

Date: Mon, 20 Jan 2020 at 21:07

Subject: Re: Premises Licence (new) application 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

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

I am submitting this representation on behalf of the Licensing Authority, as a Responsible Authority, in relation to this application for the premises at 325 Wilmslow Road to vary the existing licence to permit the sale of alcohol at the premises and in respect of the proposed layout changes.

The Council has adopted a special policy in respect of cumulative impact and saturation for the area in which the premises is located. This is set out in Section 5 of the Council's Statement of Licensing Policy.

The policy applies to applications for the grant of a licence and it applies to all licensable activities (5.9 of the policy).

The applicant has put forward steps in their application as to how they intend to promote the licensing objectives. However, I cannot see that they have addressed the special policy to explain why the operation involved will not add to the cumulative impact already being experienced.

5.7 of the Policy states "*The effect of the special policy is that the Council will refuse applications for the grant of a licence, whenever it receives relevant representation, unless an applicant can demonstrate why the operation involved will not add to the cumulative impact already being experienced*".

Given the lateness of the existing terminal hour for licensable activities at the premises (0500), I do have concerns that having increased numbers of customers on the premises during those late hours, when customers are more likely to be intoxicated, increases the risk of harm to the licensing objectives.

Section 7.17 (imity of takeaways and off-licences to nightlife entertainment areas) of the Council's Policy states:

*"Such premises typically lack the type of design and management provisions necessary to process the custom of a large intoxicated late-night customer base, and may act as flashpoints for alcohol-related crime and disorder. Additionally, there is a risk of staff being subjected to threatening behaviour, physical violence, and property damage. Operators are encouraged to consider conflict management training and/or employment of door supervisors, where appropriate. However, where the authority's discretion is engaged,*

*consideration may be given to restricting hours of operation to avoid the risk of such premises acting as flashpoints for crime and disorder.”*

The application also does not demonstrate that it has taken into account the standards expected of licensed premises, as set out in Section 8 of the Council's Licensing Policy (Manchester's standards to promote the licensing objectives)

I am familiar with Reds as a BBQ restaurant but it is not clear from the application how this venue proposes to operate. The lateness of the terminal hours give rise to concern and it is unclear whether any limitations will apply to use of the external area, deliveries, consumption on the premises; and no detail is provided in respect of the 'dark kitchen' operation or in relation to the regulated entertainment provided in spite of the application form providing appropriate sections for relevant details to be provided. My understanding of a dark kitchen is as a remote kitchen that serves the home delivery market. However, no detail is provided in the application on its operation so I am basing this assumption on the business name given. I find it surprising that there is so little openness and transparency regarding the proposed business and so must presume that it is intended to present such information at the Sub-Committee hearing.

Given it seeks to operate in the council's only cumulative impact area; the steps proposed to promote the licensing objectives do not adequately address the concerns I have in respect of this application being granted, particularly in relation to the lateness of the hours; the likelihood and ability of the premises to deal with intoxication, increased risk of conflict, security issues, and capacity to cause litter.

Therefore, for all of the reasons above, I do not consider that this application demonstrates a justifiable exception to the licensing policy.

Fraser Swift

Principal Licensing Officer

Planning, Building Control and Licensing

Growth and Development

Tel: 0161 234 1176

Internal: 800 31176

████████████████████  
Email: [f.swift@manchester.gov.uk](mailto:f.swift@manchester.gov.uk)

# GREATER MANCHESTER POLICE

## GREATER MANCHESTER POLICE - REPRESENTATION

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

<b>About the Premises</b>	
Application Reference No.	<b>LPA 242305</b>
Name of the Premises	<b>Reds Takeaway &amp; Dark Kitchen</b>
Address of the premises including postcode	331 Wilmslow Road, Manchester M14 6NW

<b>Your Representation</b>
<p>Please outline your representation below and continue overleaf. This should describe the likely effect of the grant of the licence on the licensing objectives on and in the vicinity of the premises in question.</p>
<p>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.</p> <p>The grounds for the objection are the Prevention of Crime and Disorder and the Prevention of Public Nuisance.</p>

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 allow the sale of alcohol, late night refreshment and regulated entertainment until 0500hrs 7 days a week.

This will undoubtedly create noise disturbance and alcohol fuelled 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 littering, damage and anti social behaviour caused by late night revellers is something which the local residents have had to endure for far too long and their quality of life needs to be made the priority in all licence applications in this area.

The area where the premises are situated is subject to a Cumulative Impact Policy, which was introduced at the end of January 2013, due to the problems in the area with night time economy related incidents.

There is therefore a presumption of refusal for all applications 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.

If the applicant were to amend the application to something more like a restaurant with alcohol ancillary to the purchase of a meal, with significantly reduces hours and no regulated entertainment then GMP would be more inclined to allow the application.

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

# LICENSING AND OUT OF HOURS TEAM



MANCHESTER  
CITY COUNCIL

## 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 234 1781

## Premise Details

Application Ref No	<b>REF 242305</b>
Name of Premises	Reds Takeaway & Dark Kitchen
Address	331 Wilmslow Road, Manchester, M14 6NW

## 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 General description of premises as given by the applicant:**

Reds BBQ dine in and takeaway

### **Proposed hours and licensable activities:**

Provision of regulated entertainment (films, recorded music):

Mon to Sun 11am to 5am

**Provision of late night refreshment:**

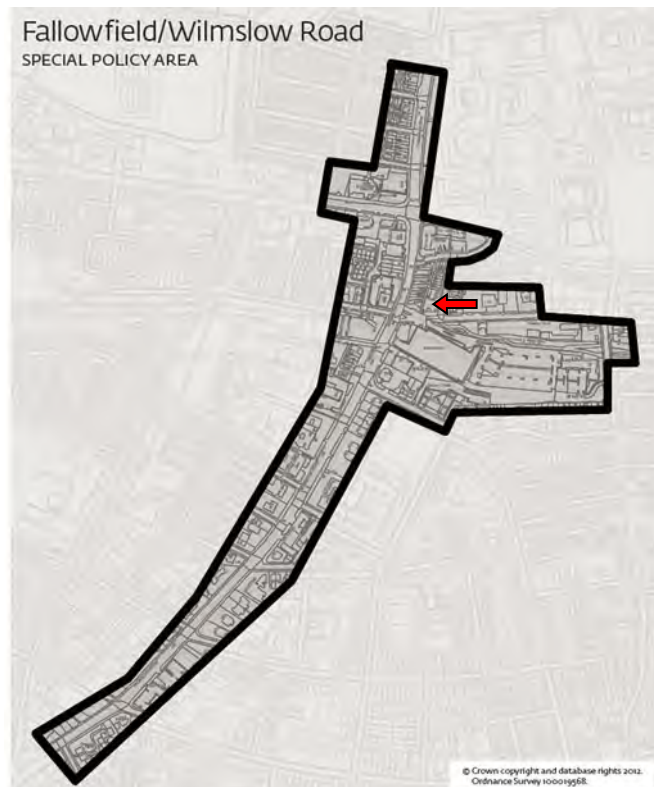
Mon to Sun 11pm to 5am

**The supply of alcohol for consumption both on and off the premises:**

Mon to Sun 11am to 5am

**Opening hours:**

Mon to Sun 11am to 5am



The proposed application location (identified by red arrow) is located within the boundary Of the Fallow Field/Wilmslow Road Special Policy Area. A thriving student area. The proposed premises is end plot including outside area on a terrace block of mixed use premises, including a Bar/restaurant, restaurant/takeaways and hairdressers/barber shops. With residential flats above several of these existing premises and traditional terraces approximately 20 metres to the rear of the premises.

Manchester Council has received satisfactory evidence (considered by the Licensing Policy Committee at its meeting on 21 January 2013 and Council on 30 January 2013) that the cumulative impact of licensed premises in the geographical area identified on the map in Appendix 7 (shown above) 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 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 the disproportionate levels of litter, particularly caused by the high number of late-night takeaways in Fallowfield.

The applicant has put forward several steps in their application as to how they intend to promote the licensing objectives. However, they have failed to demonstrate why the operation involved particular the late terminal hour will not add to the cumulative impact already being experienced.

5.7 of the Policy states *“The effect of the special policy is that the Council will refuse applications for the grant of a licence, whenever it receives relevant representation, unless an applicant can demonstrate why the operation involved will not add to the cumulative impact already being experienced”*.

Therefore, for all of the reasons above, it is submitted that this application does not rebut the presumption that applications for variations of licences should be refused, as per 5.7 of the Council’s Licensing Policy.

As such LOOHT recommends that the application is refused on the grounds of being not upholding the licensing objectives in relation to public nuisance.

Recommendation: Refuse Application

# TRADING STANDARDS

**PLEASE NOTE: ALL REPRESENTATIONS AND SUPPORTING EVIDENCE MUST BE SUBMITTED TO MANCHESTER CITY COUNCIL WITHIN 28 DAYS, STARTING THE DAY AFTER THE PREMISES IN QUESTION MAKES AN APPLICATION (TO FIND OUT THE CLOSING DATE CALL THE LICENSING UNIT ON 0161 234 4512)**

<b>ABOUT YOU</b>		<b>PLEASE NOTE: LICENSING OFFICERS, LICENSING COMMITTEE MEMBERS AND THE APPLICANT CAN VIEW THE INFORMATION PROVIDED ON THIS FORM</b>
<b>Your first name</b> (required)	<b>Your last name</b> (required)	
Helene	Corlett	
<b>Your address including postcode</b> (required)		
Trading Standards Service 1 Hammerstone Road Manchester M18 8EQ		
<b>Contact email address</b>	<b>Contact phone no</b>	
Helene.corlett@manchester.gov.uk	0161 234 1556	
<b>Your signature</b> (I hereby declare the information I have provided on and with this form is correct to the best of my knowledge and belief)		

<b>ABOUT THE PREMISES</b>
<b>Application Ref No.</b> (if known):
<b>Name of the Premises about which you would like to make a representation:</b>
Reds Takeaway and Dark Kitchen
<b>Address of the Premises</b> (including postcode if known):
331 Wilmslow Road Manchester M14 6NW

<b>YOUR REPRESENTATION</b>
<b>Please outline your representation below and continue overleaf. This should be the likely effect of the grant of the licence / certificate on the licensing objectives on and in the vicinity of the premises in question.</b> (Please continue on a separate sheet of paper if necessary)
Trading Standards are of the opinion that the application does not provide any detail on how the premise licence holder will ensure that the Challenge 25 age verification policy will be carried out by staff and thereby promoting the licensing objective of the protection of children from harm.



**Therefore we would like the following conditions attached to the licence should it be granted:**

1. A log shall be kept at the premises in either electronic or paper format, to record all refusals to sell alcohol. The log shall record the date and time of the refusal; the reason for the refusal and the name of the member of staff who refused the sale. The log will be available on request by the police or an authorised officer of Manchester City Council. The log will be checked regularly by the designated premise supervisor to ensure it is being used by staff and each check shall be recorded in the log.
2. The Premise Licence Holder will ensure that before being permitted to sell and serve alcohol, all staff are trained to prevent underage sales and proxy purchases; in the operation of the Challenge 25 policy and how to record refusals in the refusals log. The training will be a documented training programme and will be refreshed at 6 monthly intervals. Training records will be made available for inspection upon request by a police officer or an authorised officer of Manchester City Council.

**Supporting Evidence:** In addition to your own written / oral testimony to the Licensing Sub-Committee, you may wish to provide evidence to support your representation. You will need to show how this evidence relates to the premises in question. Examples of supporting evidence include oral testimony, written testimony, noise records, video or photographic material, crime and disorder data, other statistical data, reports etc.)

# CLLR 1

From: Councillor Chris Wills <[cllr.c.wills@manchester.gov.uk](mailto:cllr.c.wills@manchester.gov.uk)>

Date: Mon, 20 Jan 2020 at 07:57

Subject: Re: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

To: [REDACTED]

Cc: Premises Licensing <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>, Caroline Sharkey <[caroline.sharkey@manchester.gov.uk](mailto:caroline.sharkey@manchester.gov.uk)>, Fraser Swift <[f.swift@manchester.gov.uk](mailto:f.swift@manchester.gov.uk)>, Alan Isherwood <[Alan.Isherwood@gmp.police.uk](mailto:Alan.Isherwood@gmp.police.uk)>

Thanks [REDACTED] copying me in to this email. Although the premises sits in Fallowfield ward, there would be potential impact for residents in Withington ward. I support [REDACTED] objection.

Best wishes.

Chris

Councillor Chris Wills  
Labour and Co-operative Member, Withington Ward  
Lead Member for LGBT+ Men  
Tel: 07970 395030

On Sun, 19 Jan 2020, 20:03 Fallowfield Community Guardians, [REDACTED] wrote:

Dear Sirs

I write on behalf of Fallowfield & Withington Community Guardians. We wish to strongly object to the application for a new licence at Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW to obtain a licence for hot food, alcohol and regulated entertainment from 11am to 5am every day of the week. This address falls within the MCC Cumulative Impact Policy Zone which was established in January 2013 and was recently renewed. This is the only CIP to exist in Manchester and is therefore indicative of significant issues of noise and anti social behaviour which are strongly linked to consumption of alcohol.

Residents in our group are regularly affected by noise and anti social behaviour from patrons of late night premises in the Fallowfield District Centre which include drinking establishments, off licenses and take away premises. These issues cause much sleep loss, stress and anxiety and criminal damage to property, cars and a degraded neighbourhood. The addition of another premises open until 5am will add to the cumulative impact in this area. There are no measures that can be put into place that will not cause this to add to the noise and nuisance caused by the late night opening.

Fallowfield District Centre has become a destination venue, particularly for University students who reside for parts of the year in very large numbers both in University halls of residence (housing over 3000 students on Owen's Park campus right near the centre of Fallowfield DC). There are also many hundreds of students living in HMOs and flats in residential streets in our neighbourhood. This has seriously undermined the quality of life for long term residents who suffer from regular night noise and nuisance from transient residents during term time. Many students see this area as a student village and are not very



## CLLR 2

From: **Councillor Jade Doswell** <cllr.jade.doswell@manchester.gov.uk>  
Date: Mon, 20 Jan 2020 at 21:30  
Subject: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)  
To: Premises Licensing <premises.licensing@manchester.gov.uk>

Good Evening,

I am writing to to raise objections to the above licence application, as one of the elected members for Fallowfield Ward, where the licence is sought.

The starting point is the Cumulative Impact Policy in place on Wilmslow Road, Fallowfield and Withington.

Under the terms of this policy, paragraphs 4.4 - 4.5 of the Council's Statement of Licensing Policy (2013) note 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.

4.5 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."

I believe that the proposed application will contribute significantly to the cumulative impact suffered by local residents.

I have received emails from individuals, SEFRG (South East Fallowfield Resident Group) and Sherwood TRA, (the Residents Association that covers the residential estate opposite 331 Wilmslow Road).

These emails detail issues already arising from a local concentration of premises serving alcohol and takeaway food into the early hours of the morning. This includes takeaway debris being left on the street, broken bottles causing a hazard to pedestrians, and noise levels that consistently disrupt sleep.

I believe that the measures proposed by the Applicant do not adequately meet the licencing objectives, nor prove that it will not contribute to a negative cumulative impact in the area.

The proposals to ensure that the Supervisor will "ensure that litter, including cigarette ends arising from people using the premises is cleared away regularly" raise concerns that the premises will create an additional litter problem above and beyond that which already exists. A vague commitment to clearing this up (which should be the duty of all responsible business owners) does not reassure one that this is not going to cause further problems for the Residents in Fallowfield.

We are already working very hard as Local Councillors to combat waste disposal issues, with targeted advertising campaigns, new waste containers, and partnership with Manchester Student Homes and local Resident Associations in this area of the Ward. We would vigorously oppose any action taken that undermines this and contributes to the waste issues, whether from commercial or residential actors.

I am also concerned that the licence as applied for, would bring additional traffic into the area during unsociable hours.

Currently, alcohol is not easily available in this area after midnight. Permitting the sale of alcohol both on and off the premises until 5am would encourage and exacerbate the problems that arise from late-night alcohol consumption.

Whilst it is specified that alcohol will not be permitted off-site in open containers, there appears to be no measures proposed to combat the alcohol being consumed once off the premises, but still outside, on Wilmslow Road, increasing the likelihood of shouting, broken glass, litter, and public urination/vomiting directly opposite a residential housing estate.

The requirement for door staff suggests that such behaviour, that needs to be regulated and monitored, is likely to occur. I would also like reassurance that should the licence be granted in full or in part, that all door staff are SIA accredited.

Furthermore, the introduction of a "Dark Kitchen" delivery service will bring more cars and motorbikes into the area, creating more noise pollution and disruption to the sleep of nearby residents, including those in the Student Halls.

The Applicant's business has franchises in areas Student Cities, such as Leeds and Sheffield. Fallowfield has a huge student population, and the proposed Monday-Sunday 5am trading times appears to be targeted at that market.

Whilst I am hugely proud of the vibrancy our student population brings to Fallowfield, including new jobs from the night-time economy, I have to ensure that these interests are balanced with those of the longer term residents and families who live in the vicinity.

This is why I must stress that I am not against the opening of new licenced premises, but the lack of safeguards against increased noise, litter, the late night sale of alcohol, and the late opening times.

I would also like to refer the Panel to a previous application in Fallowfield, for Joel's Grill, Reference 220708.

An application to extend the licencing hours from 11pm to 1.30am was rejected in November 2018, on the basis of almost identical concerns raised in relation to this application for Reds Barbeque.

I therefore ask the Panel to take all of the above into account and reject the application in accordance with the Cumulative Impact Policy.

Kind Regards

Cllr Jade Doswell

Labour Member for Fallowfield Ward

Telephone +44 (0)7971 384 773

[cllr.jade.doswell@manchester.gov.uk](mailto:cllr.jade.doswell@manchester.gov.uk)

Members' Services Office

Town Hall Extension,

PO Box 532, Manchester M60 2LA

# RES 1

From: [REDACTED]

Date: Fri, 3 Jan 2020 at 16:09

Subject: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

To: <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>

I wish to object to this planning application for food and alcohol consumption both on and off the premises until 5am. We have lived as a family with children in Fallowfield since 1995. In recent years we have been grateful for the actions of the council, the police and the university in acknowledging and tackling the issues of antisocial behaviour created by drink fuelled student nights and huge parties in and around HMOs. It is my opinion that the applicants for this licence to 5am wish to take advantage of the large numbers of young adults in this area who contribute to the night time economy. I would suggest that their 5am request is redirected to their city centre business as this is not appropriate in proximity to any residential area and particularly not one such as Fallowfield where all are working together to co-produce an inclusive tolerant and respectful area to live in for everyone. It would be a shame to see all the hard work by the council residents the police and the university to be set back by allowing such an inappropriate application to move forward , leading to all the issues around ASB that have plagued this area in the past. This includes mass partying in streets and houses as well as on street drinking at all hours of the day and night, in addition to littering , public urination and nuisance. The figures for reporting of such issues is well documented in this area of cumulative impact.

Kind regards

[REDACTED]

Sent from my iPhone

## RES 2

From: [REDACTED]  
Date: Fri, 3 Jan 2020 at 15:50  
Subject: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)  
To: [premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk) <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>  
Cc: [REDACTED]

Dear Premises licensing,

We are a family living in Fallowfield who wish to object to the new application for a hot food, regulated entertainment & alcohol licence at the premises on Wilmslow Rd near Sainsbury's which was formerly Randy's Hardcore Burgers.

As we are sure you are aware that this premise has never had a licence and can currently only sell hot food until 11pm.

We are very concerned that this application seeks to sell hot food and especially alcohol until 5 am every night of the week.

This is the sort of potentially anti-social impact creating premise that the council and local residents have worked so hard to prevent in recent years.

I would like to point out that this premise falls within a Cumulative Impact Policy area and the extended hours and alcohol are very likely to add too problems synonymous with Fallowfield.



Our main concern is that this will inevitably create more street noise, later drinking and anti-social behaviour in the area. We will notice the impact through disturbances as drinkers return on foot at later hours or indeed throughout the night and into the morning. This previously has resulted in regular crime and disorder problems, many of which have been reported and recorded. The most obvious is in street noise and litter as people wander the streets shouting, running into gardens, vandalising trees, turning over wheelie bins etc.

The nature of the license also seems to offer alcohol and food take-out which invites customers to continue drinking on the way home in the street or start a very late party when they get home.

These are real and actual problems that the council and local residents have worked successfully to reduce with a noticeable improvement in the quality of life for families and permanent residents as well as many students who wish to live peacefully in the community.

This application seeks to reverse the good work and increase the problems of late drinking and eating in the area.

We urge you to reject it as unsuitable for this residential area.

Thank you.

████████████████████

## RES 3

From: [REDACTED]  
Date: Sat, 4 Jan 2020 at 16:53  
Subject: Licensing application 242395/HH1  
To: <premises.licensing@manchester.gov.uk>

Dear Sir/Madam

Please find attached the comments of Withington Civic Society to the above application

Many thanks

[REDACTED] Withington Civic Society [REDACTED]

### Comments of Withington Civic Society re the application listed below

*Application Type: Premises Licence (new)*

*Reference: 242305/HH1*

*Premises: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW*

*Applicant: Reds True Barbeque Limited*

*General description of premises as given by the applicant:*

- *Reds BBQ dine in and takeaway*

*Proposed hours and licensable activities:*

*Provision of regulated entertainment (films, recorded music):*

- *Mon to Sun 11am to 5am*

*Provision of late night refreshment:*

- *Mon to Sun 11pm to 5am*

*The supply of alcohol for consumption both on and off the premises:*

- *Mon to Sun 11am to 5am*

*Opening hours:*

- *Mon to Sun 11am to 5am*

Withington Civic Society strongly opposes the application.

The premises fall squarely within the cumulative impact and saturation policy adopted by Manchester City Council in its Statement of Licensing Policy 2016 – 2021.

That policy refers specifically to noise, vandalism and anti social behaviour in the relevant area, including evidence of preloading and drunkenness.

This application seeks an alcohol licence every night of the week until 5 am.

To grant a licence would be completely contrary to the Special Policy and would inevitably lead to an increase in drunkenness, crime, noise, vandalism, litter and anti social behaviour generally. It would also have an adverse impact on the local residential community.

In our view, the entire application should be rejected, but particularly that part which relates to alcohol

██████████

Withington Civic Society ██████████

# RES 4

From: [REDACTED]  
Date: Tue, 7 Jan 2020 at 11:47  
Subject: RE: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)  
To: [fallowfieldmailinglist+managers@manchester.gov.uk](mailto:fallowfieldmailinglist+managers@manchester.gov.uk),  
[fallowfieldmailinglist+managers@manchester.gov.uk](mailto:fallowfieldmailinglist+managers@manchester.gov.uk) [REDACTED]  
[REDACTED]

Dear Helen,

Ref: - Premises Licence variation 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

I am writing as Head of Residential and Sport Services at the University of Manchester to express opposition to the proposed application for Reds BBQ dine in and takeaway with opening hours of 11am to 5am Monday to Sunday including the provision of regulated entertainment, late night refreshment and the supply of alcohol for consumption both on and off premises during those hours.

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 that is open until 5am providing entertainment, late night refreshment and serving alcohol for consumption on and off the premises until 5am would greatly undermine the work undertaken to ensure responsible behaviour. I believe if an application was granted to allow these premises to be open until 5am with entertainment, late night refreshment and the sale of alcohol this 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 are 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 on and off the premises until 5am 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 on or off the premises until 5am which would be after people have left venues.

In conclusion I would like to emphasise that I am opposed to the granting of this licence for this application for Reds BBQ dine in and takeaway with opening hours of 11am to 5am Monday to Sunday including the provision of regulated entertainment, late night refreshment and the supply of alcohol for consumption both on and off premises during those hours. I trust my views will be reported to the Licensing Committee.

Yours sincerely, [REDACTED]

[REDACTED] | Director of Residential and Sport Services | Directorate for the Student Experience  
| The University of Manchester | Fallowfield Campus | 293 Wilmslow Road | Manchester, M14 6HD |  
Tel + 44 (0)161 306 6119 | [www.manchester.ac.uk](http://www.manchester.ac.uk)

# RES 5

From: [REDACTED]  
Date: Thu, 9 Jan 2020 at 12:58  
Subject: Premises Licence 242305/HH1  
To: [premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk) <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>

Re: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

To whom it may concern.

I am writing to object to the granting of a licence to Reds Takeaway & Dark Kitchen.

The proposed hours and licensable activities are completely unacceptable especially given that the applicant knows his premises will cause anti social behaviour problems as proven by his extensive list of "steps to promote licensing objectives "

In particular the reasons for this are as follows:

As a resident I already suffer from unruly groups passing the house in the early hours.

To this will be added:

Noise from delivery cars and scooters congregating around the premises in the early hours.

Noise from delivery drivers coming and going and door knocking in the early hours on normally quiet suburban streets.

Noise and smells from the kitchen extractors.

Litter. Fast food wrappings and waste food are already dropped on the streets in quantities sufficient to employ a full time litter picker. No more please.

Antisocial behaviour as the dark kitchen will act as a late night / early morning meeting point for vulnerable students making them an easy target for robbery and attack.

No case can be made for additional alcohol outlets with any hours of opening let alone all night. I believe all other similar requests have been refused as should this one.

All the above doubly so as the premises sit in an environmental impact area which is already supplied with an over abundance of these types of disruptive businesses.

I repeat, please refuse this application.

Kind Regards

[REDACTED]

# RES 6

From: [REDACTED]  
Date: Mon, 13 Jan 2020 at 20:59  
Subject: Premises Licence (new 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester M14 6NW (Fallowfield ward)  
To: premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>

Dear Sir/Madam,

I write concerning the above application.

My first reaction to this application is that it is located in a Cumulative impact Policy area. We live in a neighbourhood which comprises 68%+ non-student residents. We are actually starting to attract young families back into the area again. If this sort of establishment is allowed to open it creates the totally wrong impression i.e. that Fallowfield is a 24-hour society that never goes to sleep. With the proposed opening hours of this establishment I also have concerns about increased crime and disorder, with the potential for increased personal safety incidents and burglaries in the area. We already have muggings of students taking place in the early evening. I feel there is a greater risk not only for students but also those residents who have to leave for work at the very start of the day.

Another point I would like to raise is the public nuisance issue. We already suffer from transient noise with students coming back from pubs and clubs in the early hours of the morning. The idea of there being food (whether dine in or take away) **and** alcohol on sale until 5.00 a.m. will shorten still further the lack of sleep we currently experience on occasions. Fallowfield District Centre does not need yet another late night venue selling alcohol.

Additionally the idea of yet more takeaway food litter from yet another takeaway outlet in this area will greatly increase the amount of rubbish I regularly collect from my almost daily litter picks. Not to mention broken glass.

Also are they proposing to sneak in on this application a 'Deliveroo' type food and alcohol delivery service? Again most deliveries appear to be made by car, again creating the potential for noise disturbance with the deliveries.

I understand their branch in Manchester is closed by 11.00 p.m. So presumably they are working on the fact that once their clientele make their way out of town back to Fallowfield, they will want yet more food and drink. I would have thought the opening times should be reversed and that the Manchester branch is the one to close at 5.00 a.m. And the Fallowfield operation close at 11.00 p.m. There is currently no licence to sell alcohol at 331 Wilmslow Road. I think that status should remain.

I very much hope this hot food, regulated entertainment and alcohol licence will be refused on the grounds given above.

[REDACTED]

# RES 7

From: [REDACTED]  
Date: Thu, 16 Jan 2020 at 14:48  
Subject: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)  
To: [premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk) <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>

Your Ref: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

To whom it may concern;

I am a long-term resident of [REDACTED] (since 1985) and I am objecting to the request for a license to sell hot food (dine in and take away) alcohol (also as off licence) & provision for “regulated entertainment” between the hours of 11am until 5am 7 x days a week by Reds Takeaway & Dark Kitchen (331 Wilmslow Road Fallowfield).

These premises (Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW 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 close proximity to myself on [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 operational hours (11am until 5am 7 x days a week) 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 on a regular basis 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 operating window of 11am until 5am 7 x days a week 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) the application here in this operating window (11am until 5am 7 x days a week) 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, Wilmslow Road/"Brow" area of Fallowfield does not need yet another premises of this nature and most certainly in this operating window (11am until 5am 7 x days a week) which will become 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,

██████████  
██████████████████  
██████████  
██████████  
██████████



# RES 8

From: [REDACTED]

Date: Sun, 19 Jan 2020 at 23:52

Subject: Premises Licence (new)

To: Premises Licensing <[premises.licensing@manchester.gov.uk](mailto: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 new

**Reference:** 242305/HH1:

**Premises:** Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

I feel I must object to this application as a resident who already is impacted on a regular basis by noise, litter and antisocial behaviour in the early hours of the morning, mainly due to the effects of alcohol and the opportunity to purchase a wide array of takeaway food from local outlets.

I live on [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 more often than not having availed themselves of copious amounts of alcohol, which is clearly demonstrated by their loud, impactful and totally inconsiderate behaviour.

In the main this occurs at weekend, which is difficult enough to deal with, but an additional outlet in the vicinity selling food for take away and alcohol throughout the week, can only have a further detrimental effect on the residents of Wellington Road through noise, litter, lack of consideration for residents, and anti social behaviour generally.

Walking my [REDACTED] around the local neighbourhood is becoming an ever greater challenge as we pick our way through discarded food and broken bottles, dropped and smashed by people who find takeaway food and alcohol all too easy to acquire throughout Withington and Fallowfield, and equally easy to dispose of without a moment's thought for the consequences of their actions.

On that basis, I wish to object strongly to this application, which can only add to an already unacceptable situation.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

# RES 9

From: **Sherwood TRA** [REDACTED]  
Date: Sun, 19 Jan 2020 at 19:11  
Subject: Re: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)  
To: Premises Licensing <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>  
Cc: Cllr Jade Doswell <[cldr.jade.doswell@manchester.gov.uk](mailto:cldr.jade.doswell@manchester.gov.uk)>, Councillor Ali Ilyas <[cldr.ali.ilyas@manchester.gov.uk](mailto:cldr.ali.ilyas@manchester.gov.uk)>, Cllr Zahra Alijah <[cldr.z.aliyah@manchester.gov.uk](mailto:cldr.z.aliyah@manchester.gov.uk)>, Alan Isherwood <[alan.isherwood@gmp.police.uk](mailto:alan.isherwood@gmp.police.uk)>

Dear Sir/Madam

I write on behalf of the residents of the Sherwood Estate consisting of Boland Drive, Selside Walk, Scargil Close & Redmere Grove. Some of our homes are less than 2 minutes walking distance from these premises and this application greatly concerns us.

We are horrified at the thought of alcohol being on sale for off sales until 5am every day of the year so close to our homes due to the almost nightly disturbance we suffer from due to the growing number of students using Sherwood Street (which borders one side of our estate) to access their shared homes.

Some of our residents who work leave home between 4 - 6am and suffer greatly from disturbed sleep due to street noise of passing students during the night who are usually always under the effect of consuming too much alcohol. They're normally in groups shouting to each other, with other anti-social behaviour such as smashing glass bottles, public urination and littering of used alcohol/takeaway containers.

We also have many school aged children living on Sherwood who are woken in the night and it is particularly bad for those children studying for their GCSEs/A Levels - just imagine how awful it must be to take important exams if constantly woken throughout the night? Why shouldn't our children have the aspiration of going on to University just like our temporary Fallowfield student residents?

Due to the vast amount of students choosing to live in Fallowfield because of its alleged notoriety as being 'Party Central' we are concerned that due to the proximity of so many alcohol outlets available to many young students (who may be living away from parental care for the first time) they can easily fall into the trap of using alcohol as a maladaptive coping strategy which then may go on to cause lifelong problems.

Over the past few years we have seen a rise in pre-drinks gatherings prior to going out as late as midnight which has in turn woken residents who are then disturbed again when they return any time 2am onwards.

Should this licence be granted then it will only encourage students leaving late night bars already under the influence of drinking too much alcohol to buy more alcohol for either impromptu or planned late night parties at their shared homes. Many of these student HMO's are on streets where there are few, if any, long term residents to complain to LOOH, although I understand there are now complaints from other students who are being disturbed by their peers. Sherwood residents regularly hear the distant sounds of parties but are unable to complain due to not knowing where they are.

Fallowfield District Centre has many late night bars/clubs and already has alcohol for off sales up to 2am only minutes walking distance away from these premises and FDC is also covered by a Cumulative Impact Policy, recently renewed, due to the impact of so many late night premises which disturb local residents due to the impact of large amounts of alcohol being consumed.

I understand that we are the only area to be covered by a CIP in Manchester which backs up residents' concerns.

Therefore to permit this licence application will only add to the cumulative impact of the anti-social behaviour we are already suffering from and there are no measures which can mitigate for this other than not to grant another licence for off sales of alcohol.

Our other concern is having regulated entertainment and food, both eat in and takeaway available until 5am each day for many of the reasons given above.

These premises are directly opposite the new development of flats at Sherwood House situated on the corner of Wilmslow Road/ Sherwood Street and which backs onto the Sherwood Estate. It is also very close to Mayfair Court which is a purpose built student complex bordering Sherwood St/Wilmslow Rd/Wynstay Grove.

We are extremely worried that these premises plan to run a 'Dark Kitchen' which operate delivery services of hot food etc.

<https://www.bbc.co.uk/news/business-47978759>

Over the past few years residents have noticed an increase of cars/scooters/motor bikes delivering food late at night which again disturbs our sleep by the sound of vehicle engines and doors opening/closing, so to discover premises so close to us in a residential area planning to offer this service is not something we wish to see in Fallowfield District Centre.

For all of the above reasons we respectfully ask that this licence application is refused in full.

Yours faithfully

██████████ Sherwood TRA, Boland Drive, Fallowfield, M14 6DS

# RES 10

From: **Fallowfield Community Guardians** [REDACTED]  
Date: Sun, 19 Jan 2020 at 20:03  
Subject: Premises Licence (new) 242305/HH1: Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)  
To: Premises Licensing <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>  
Cc: Caroline Sharkey <[caroline.sharkey@manchester.gov.uk](mailto:caroline.sharkey@manchester.gov.uk)>, Fraser Swift <[f.swift@manchester.gov.uk](mailto:f.swift@manchester.gov.uk)>, Alan Isherwood <[Alan.Isherwood@gmp.police.uk](mailto:Alan.Isherwood@gmp.police.uk)>

Dear Sirs

I write on behalf of Fallowfield & Withington Community Guardians. We wish to strongly object to the application for a new licence at Reds Takeaway & Dark Kitchen, 331 Wilmslow Road, Manchester, M14 6NW to obtain a licence for hot food, alcohol and regulated entertainment from 11am to 5am every day of the week. This address falls within the MCC Cumulative Impact Policy Zone which was established in January 2013 and was recently renewed. This is the only CIP to exist in Manchester and is therefore indicative of significant issues of noise and anti social behaviour which are strongly linked to consumption of alcohol.

Residents in our group are regularly affected by noise and anti social behaviour from patrons of late night premises in the Fallowfield District Centre which include drinking establishments, off licenses and take away premises. These issues cause much sleep loss, stress and anxiety and criminal damage to property, cars and a degraded neighbourhood. The addition of another premises open until 5am will add to the cumulative impact in this area. There are no measures that can be put into place that will not cause this to add to the noise and nuisance caused by the late night opening.

Fallowfield District Centre has become a destination venue, particularly for University students who reside for parts of the year in very large numbers both in University halls of residence (housing over 3000 students on Owen's Park campus right near the centre of Fallowfield DC). There are also many hundreds of students living in HMOs and flats in residential streets in our neighbourhood. This has seriously undermined the quality of life for long term residents who suffer from regular night noise and nuisance from transient residents during term time. Many students see this area as a student village and are not very aware of families, elderly or working residents. We note that Reds BBQ have most of their branches in areas where students live in large concentrations (eg Headingley, Leeds). We note that Reds BBQ in Manchester city centre is not open after 11pm so we question why it should be different in Fallowfield.

The licensing objectives including crime and disorder, public nuisance and public safety will be undermined by the addition of another licensed premises. The location of 331 Wilmslow Road is very close to all the late night student venues including Cubo, 256, Revolution, The

Bar & Squirrels. As most patrons live within walking distance of these venues, many would have the opportunity to purchase late night alcohol on their way to or from a venue thus adding to litter, on street drinking and associated noise, anti social behaviour and possible criminal damage. These are known problems which led to the establishment of the Cumulative Impact Policy seven years ago. The issues relating to consumption of alcohol have been reported for more than ten years by suffering residents. Street noise at night is a particularly big issue and has been for years. As persons walk to the district centre, they wake us up if we go to bed before 11pm. We get woken again as they return home. This can be anything from midnight to 5am. If there are house parties it can be any time during the night. Broken glass from smashed bottles is an issue which affects public safety. Regular complaints are made by residents about broken glass affecting their daily life such as walking kids to school, leisure runs, waiting in bus shelters littered by glass, vomit and takeaway wrappers.

Additional impacts on residents include tree vandalism, car vandalism, tipping over of bins, screaming, shouting, dropping of litter, smashing of glass bottles. The opening of another late night licence will increase these problems whatever efforts are made to try and minimise any impact. A recent variation of a licence at Shell garage to allow coffee to be sold after 11pm has led to an increase in Costa coffee cup litter on local streets. The effects of more late night food with delivery vehicles will increase noise (through increased energy of tired patrons and deliveries) and thus increase public nuisance. The late night sale of alcohol will add fuel to passing customers. If this licence is allowed, alcohol could also be taken back to houses where parties sometimes continue throughout the night. Other local off licences close at 11pm (Sainsbury's), midnight (Fallowfield Convenience) and NZ Wines(2am). An additional off licence until 5am could draw additional footfall from further afield. The availability of alcohol is known to create problems in communities; another outlet in the early hours will add to the night disturbances which are regularly reported to MCC Licensing Out of Hours by residents.

There are many residences in close proximity to the premises including a large new build of 30 flats opposite on the former Orange Grove site. Residents (including students) are entitled to sleep. Sleep deprivation is a major issue in this neighbourhood which affects many residents in our group and also students. We want to live in a sustainable community which encourages residents to stay. There are a few new families with babies and young children in this area and we would like them to stay for the longer term. To add another late night venue to the FDC will seriously undermine the licensing objectives and increase public nuisance and most likely increase crime and disorder and public safety.

For all these reasons we request that this application is rejected in full.

Yours

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Community Guardian Coordinator

Fallowfield & Withington

# RES 11

From: [REDACTED]  
Date: Mon, 20 Jan 2020 at 20:17  
Subject: Fwd: Premises Licence (new) 242305/HH1: Reds Takeaway and Dark Kitchen, 331 Wilmslow Road, Manchester M14 6NW  
To: Premises Licensing <premises.licensing@manchester.gov.uk>  
Cc: <cldr.jade.doswell@manchester.gov.uk>, <cldr.ali.ilyas@manchester.gov.uk>, <cldr.z.alijah@manchester.gov.uk>, <alan.isherwood@gmp.police.uk>, Councillor Rebecca Moore <cldr.r.moore@manchester.gov.uk>, Chris Wills <Cldr.c.wills@manchester.gov.uk>, Becky Chambers <cldr.becky.chambers@manchester.gov.uk>

Dear Sir/Madam,

Reds Takeaway and Dark Kitchen, 331 Wilmslow Road, Fallowfield, Manchester M14 6NW

I am writing on behalf of SEFRG (South East Fallowfield Residents' Group) to object in the strongest terms to this application for a new licence at the above premises for hot food, alcohol and regulated entertainment every day of the week from 11am until 5am i.e.18 hours per day (126 hours a week)

Fallowfield was designated a Cumulative Impact Policy (CIP) area in 2013, the reason for the CIP status was due to the large density of licensed premises in this area and the fact that local residents experience disproportionate levels of crime and a range of anti social behaviour issues, most of which stem from the late night economy. Fallowfield is the only CIP in Manchester and I think this, in itself, illustrates how serious the problems in this area are.

At every SEFRG meeting I have chaired, or attended, people have mentioned the problems of noise (and sleep deprivation) usually caused by the huge numbers of (often drunk) people on the streets throughout the night going to and from the licensed premises. Adding another all night licensed premises in the heart of Fallowfield will certainly add to the problems we experience and there are no measures which could be put in place to stop the extra harm that this will cause. We also note that this premises would like to sell alcohol both on and off the premises. The premises is located on a corner (next to Sainsburys) in a very prominent location and amidst all the local restaurants and bars and it is quite obvious that if this licence is granted, it will attract a lot of customers who will buy drink on their way home after a night out (after Sainsburys has closed). We regularly witness on-street drinking coupled with anti social behaviour and again this will only add to the problems. In addition the ability to buy alcohol until 5am is likely to fuel very large house parties which cause misery, not just to immediate neighbours, but also for residents on the surrounding streets because of the constant stream of foot traffic.

On one random night last year, we counted the number of people passing our house between about 12 midnight and 7am and there were between 350 and 400, as well as numerous taxis - the busiest time was between 2 and 4am. We did this simply to illustrate to people who do not live in this area the numbers we are talking about. Most of these people do not pass quietly and residents, including children, are often woken up. I would like to add that we live on a residential street, not a main road, and that the problems we experience are echoed all around Fallowfield - some streets are much worse than ours and some may be marginally

better but the fact remains that this is a huge issue for us. Professor Matthew Walker, a leading neuro scientist, has recently published research which goes back over 20 years and links lack of sleep to cancer, heart disease, stroke, alzheimer's, obesity and poor mental health. Sleep deprivation is not simply annoying, it is extremely damaging to our health and is therefore a matter of public safety. We have spoken to council officers and police about the problems of street noise but it seems the only way that this can currently be dealt with is to try and stop the source of the problem meaning that controlling licensed premises is absolutely crucial..

I am not really familiar with the term 'dark kitchen' but I think this may mean that the business is also planning to do a lot of deliveries which again would cause a noise nuisance to local residents who are already regularly woken up by the slamming of uber car doors all through the night. If people are ordering local deliveries in the middle of the night neighbours are also likely to be suddenly woken up by door bells or loud door knocking.

Besides noise, residents also complain of a whole host of other problems such as takeaway litter strewn all over the streets, hazardous broken glass from smashed alcohol bottles and drunken people publicly urinating on the streets and in their gardens. People walking their children to school in the morning often have to negotiate vomit, broken glass and debris from the night before. Again, as I said before, adding yet another licensed premises will only add to these problems. Many long term residents have moved out of Fallowfield over the last 15 or so years because of these problems and we would love to be able to create a sustainable, balanced and harmonious community once again. We have been recently heartened to see a few new families (several with babies and young children) move into the area and we would really like them to feel that they can safely bring up their families here. I think that various council policies have helped this, including the CIP, and we are really grateful for the ongoing support from the council

I note that Reds Takeaway and Dark Kitchen have several branches, many of which are in well known student areas in Leeds, Nottingham, Sheffield. Fallowfield has an extremely large student population and it seems very likely that this business is aiming to target the student market, especially because the university is in the midst of a large expansion programme at their Fallowfield campus and have recently added yet another 1000 bed spaces. Students often go out in large groups, begin their night at about 11pm with pre-drinks and tend not to limit going out to the weekends so local residents (including students) are often more affected by an increase in this type of customer base, than they would be by a more mixed range of customers. In the next few years, the extra students at the Fallowfield campus are likely to move out into the surrounding area so the overall numbers will increase significantly, so it is more important than ever that steps are taken to minimise the problems.

We do not wish to come across as 'party poopers' or against innovative ideas, it is simply the scale of the problems in this particular area mean that this community will completely die out unless the licensing objectives are upheld

For all these reasons we urge you to reject this application in full.

Yours sincerely,



On behalf of SEFRG (South East Fallowfield Residents' Group)

## RES 12

From: [REDACTED]  
Date: Mon, 20 Jan 2020 at 23:11  
Subject: Premises Licence (new) 242305/HH1: Reds Takeaway and Dark Kitchen,331 Wilmslow Rd.Manchester M14 6NW (Fallowfield Ward)  
To: <premises.licensing@manchester.gov.uk>

I write to ask the Licensing committee to refuse the request put forward by the owner of this business. We have a Cumulative Impact Policy covering our area which should protect us from such developments as this and therefore lessen the risk of our being constantly disturbed throughout the night. With less people wandering the streets there would be less danger of crimes being committed and the residents safety would be more secure.  
Thank you

[REDACTED]

[REDACTED]

Fallowfield

## RES 13

From: [REDACTED]  
Date: Mon, 20 Jan 2020 at 18:35  
Subject: Premises Licence variation 242305/HH1 331 Wilmslow Road.  
To: Premises Licensing <premises.licensing@manchester.gov.uk>

Dear Sir/Madam,

I write on behalf of my family to object to the above application. We live about [REDACTED] metres away from 331 Wilmslow Road.

The owner of Reds Takeaway and Dark Kitchen wishes to sell not only hot food until 5.00am every morning but also alcohol for consumption on or off the premises.

Reds Takeaway is in a Cumulative Impact Area . MCC implemented the policy after extensive consultation and submission of evidence. This showed how the concentration of bars, restaurants and takeaways in Fallowfield District Centre had led to the serious undermining of the Licensing Objectives designed to ensure Public Safety, and prevent Crime and Disorder as well as Public Nuisance.

For Fallowfield residents like us, the policy has been invaluable in preventing a further increase in the proliferation of 'night time economy' businesses in our local shopping centre. However the pre-existing concentration of such premises means our lives continue to be blighted by night-time noise, anti-social behaviour and criminal damage.



The e-mail below to the Off Campus Manager gives an indication of the continuing impact of drunken noise on my family's sleep and health.

[REDACTED]

[REDACTED]

[REDACTED]

*Jan 18 at 11:55 AM*

*Dear [REDACTED]*

*I was disturbed at 11.10pm last night, then again in the small hours of this morning at 00.30 and 00.45am by groups of shouting males and females [REDACTED]*

*I should be grateful if you would log these events.*

*With thanks and best wishes [REDACTED]*

At 3.30am on 27/12/19, I submitted an on-line report (There was no reply from the 101 line or Crime Stoppers) to the police - Ref. CDS-83848-10-0600-000 - concerning apparent drug dealing from a car parked with engine running outside my house.

Such disturbances are routine and in our view the consequence of a night time economy exploiting the large numbers of young people who live in HMOs in our neighbourhood.

We urge you to uphold the Cumulative Impact Policy and refuse the application.

Yours faithfully,

[REDACTED]