



Licensing & Out of Hours Compliance Team - Representation

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Department	Licensing and Out of Hours Compliance Team
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Premise Details

Application Ref No	653420
Name of Premises	Viadux
Address	Lawrence House, 8 Albion Street, Manchester, M1 5NZ

Representation

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

The Licensing and Out of Hours Team (LOOH) have assessed the likely impact of the granting of the application submitted for a new licence at Lawrence House 8 Albion Street. LOOH have consulted the Council's Statement of Licensing Policy 2016-2021 and assessed any potential risk that the granting of this could undermine the four licensing objectives of public nuisance, crime and disorder, protection of children from harm and public health.

The premises is located in the former Bauer Millett Car showrooms, 8 Albion Street. The premise is situated on a busy arterial road into the city close to Manchester Central conference centre. The Beetham Tower, 301 Deansgate, Manchester M3 4LQ (Hilton hotel) is approximately 50 meters to the rear of the proposed premise, across the road there is the Hacienda building which accommodates approximately 200 apartments as well as offices and commercial units. There is also a new residential block nearing completion on the corner of Deansgate locks / Albion Street known as the Axis tower, this new 28 floor residential apartment block will be approximately 25 meters to the front right of the proposed premise. The entrance and exit to the premises is via a forecourt and slip road used for a car park which is open 7am- 11pm weekdays and 8:30am- 11pm weekends.

The application is for:

Opening hours:

Sun to Thurs 11am to 3am, Fri to Sat 11am to 6am

Provision of regulated entertainment:

Sun to Thurs 11am to 3am, Fri to Sat 11am to 6am

Provision of late night refreshment:

Sun to Thurs 11pm to 3am, Fri to Sat 11pm to 5am

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

Sun to Thurs 11am to 3am, Fri to Sat 11am to 6am

All Bank Holiday Sundays, opening hours extended to 06.00.

In considering the premises running until 06:00 LOOH have concerns that the grant of this application will lead to issues of public nuisance.

Public nuisance is likely to be created by increased noise by from patrons leaving at the terminal hour which is longer than those in the surrounding area. The latest closing on Deansgate Locks is 4.30am. There is a risk that patrons from the Locks would look to be entering the premises to continue their night when dispersal from those venues begins rather than head home. There is a taxi marshals scheme on the Locks at weekends and key nights to facilitate swift dispersal which ends shortly after. If admitted to the premises those people will add to the numbers and exacerbate issues of noise at terminal hour, if refused people will be loitering in the area also causing nuisance to the residents in the vicinity.

Due to the location of the premises I have concerns that dispersal would be troublesome if main dispersal were after the taxi scheme nearby had gone. There is no area for taxis to pull up outside the venue without causing congestion. Due to the premises being on an arterial road into the city centre and the Manchester Central conference centre there is likely to be effect on the day time economy when the public will be arriving or passing through, on a daily commute or visiting the City.

Consulting the Statement of Licensing Policy the following is relevant-

Paragraph 7.26 refers to consideration the Authority should make to prevention of nuisance such as noise disturbance from people entering and leaving the premises, prevention of disturbance by people outside the premises, litter from premises when the premises is in the vicinity of residential properties.

Paragraph 7.28 in that the licensing authority will give consideration to the appropriateness of hours applied for, having regard for the location of premises and their likely effect of the promotion of the four Licensing Objectives

Paragraph 7.29 the authority considers that late hours will typically be more sensitive and higher risk in causing problems

Paragraph 7.31 states that in spite of the quality of the operation of the business the lateness of terminal hour for the premises will often be a contributory factor in the potential for disturbance.

Paragraph 7.38 It is important that there is adequate and effective supply of late night transportation to service demand. Consideration may be given restricting operating hours to enable effective dispersal.

I believe that the late terminal hour of this application will be conflicting with the Policy and Licensing Objectives will not be upheld.

Due to this we ask that the hours of operation are brought in line with those in the surrounding areas:

Opening hours:

Sun to Thurs 11am to 3am, Fri to Sat 11am to 4:30am

Provision of regulated entertainment, late night refreshment and supply of alcohol:

Sun to Thurs 11am to 3am, Fri to Sat 11am to 4am

New Year: From the start time on New Year's Eve to the terminal hour for New Year's Day.

On the day British Summer Time commences: one additional hour following the terminal hour.

Sunday and Monday of a Bank Holiday weekend: One additional hour following the terminal hour

The venue have submitted Temporary Event Notices. No complaints have been received and LOOH have been unable to proactively monitor. There have been Temporary Event Notices submitted for the adjoining premises by the proposed DPS, LOOH have found issues with security and noise. The proposed DPS has been

evasive when LOOH have tried to contact him. LOOH understanding is that he has also proposed to be DPS at another City Centre premises. LOOH would like the assurances that the proposed DPS would be contactable and a condition that he will be present at high capacity events held at Viadux.

While not for consideration in this representation it is worth the applicant noting that I do not believe the current site has planning permission for the proposed activities.

Recommendation:

Approve with conditions.

GREATER MANCHESTER POLICE - REPRESENTATION

About You

Name	PC Alan Isherwood
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About the Premises

Application Reference No.	LPA 242286
Name of the Premises	Viadux
Address of the premises including postcode	Lawrence House, 8 Albion Street, Manchester M1 5NZ

Your Representation

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.

Please accept this as formal notification of the Greater Manchester Police objection to the premises licence in relation to the above premises on the grounds of Prevention of Crime and Disorder, Public Safety and the Prevention of Public Nuisance.

The application seeks to allow the premises to sell alcohol, permit regulated entertainment and provide late night refreshment until 3am Sunday to Thursday and until 6am in Friday and Saturday

The location where the premises are situated has other licenced premises but these all finish their licensable activities by 4am at the weekend and GMP would not want to see any premises extending this terminal hour in the location as it would have a massive impact on the GMP night time operation.

The Deansgate Locks area is one of the most demanding areas during the weekend night time economy and generates a very large number of incidents of violence and disorder.

At the moment the operation commander is able to redeploy resources from this location to other more problematic areas of the city centre from 4.30am but if this licence was granted with the 6am finish this would not be possible as patrols would have to remain in this location to maintain order and keep the peace.

GMP have no problem with the 3am finish during the rest of the week but if this licence was granted we would ask that the licensable activities on Fridays and Saturdays be pulled back to 04:00 with the premises closing at 04:30.

We also would have expected to see a more robust doorstaff condition on the application so we would ask that the following conditions are also attached to the licence if it is granted:

A Risk assessment will be prepared for all events at the premises. For non-corporate/product launch events that are running after 2300 hours door staff will be employed at the premises from 2200 hrs until close, at a ratio of 1 door supervisor to 100 customers, with a minimum of 2 door supervisors on duty. A door supervisor deployment plan will be written and door staff will be deployed where risk assessed to ensure sufficient members of the SIA door team are placed at areas within the premises requiring additional supervisor. The Premises Licence Holder will deploy at least 1 door supervisor per 100 people in the queue to enter the premises.

At least one member of door staff at the entrance to the premises will wear and use a body cam to record all incidents of disorder and all ejections. All door staff shall wear hi-vis jackets/vests whilst on duty.