

RESIDENT 1

From: [REDACTED]  
Date: Fri, 6 Mar 2020 at 11:13  
Subject: Licence application re. Assembly, 100 Barbirolli Square M2 3AB  
To: <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>

Dear sirs,

I wish to make a representation regarding the application for a licence pertaining to the above premises. In short, I object to the granting of a licence on the grounds of "public nuisance". Allow me to provide some context for my objection.

I live in a 2 bedroom flat in [REDACTED] along with my wife and son. This is a Grade 2 Listed building of more than 70 apartments converted in the 1990s. It is regarded as one of Manchester's finest warehouse conversions. [REDACTED]  
[REDACTED]  
[REDACTED]

Given the origin of [REDACTED] my apartment has 4 very large windows (2 in the living room, 1 in each bedroom). The building is therefore not designed to contain modern levels of sound and vibration. Having lived at this address for just over a year I can confirm that to the rear of the building there is effectively a natural sound funnel between tall buildings which seems to amplify sound.

My concern therefore, is that if this licence is granted the noise emanating from the premises will have a serious impact on the quality of life, I and my family have in our apartment. The inevitable noise from the premises will undoubtedly impact on our ability to relax, and most importantly, to sleep. It will be no longer be viable to open windows for ventilation in the warmer summer months. This will likely have an impact on the mental well-being of I and my family.

It is for these reasons that I strongly object to the granting of the licence applied for.

Yours sincerely

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

Licensing Unit  
Manchester City Council  
Neighbourhood Services  
PO Box 271  
Manchester  
M18 8YU

8 March 2020

Dear Sirs

**Premises Licence Application Ref 244535/DS7: Assembly, Ground Floor, 100 Barbirolli Square, Manchester, M2 3WS (the "Premises")**

We are residents of [REDACTED] and leaseholders of one of the building's flats overlooking the area of Barbirolli Square to which this application for a premises licence relates.

[REDACTED] is a Grade II listed building containing 76 flats with large (3 metre-high), single-paned sash windows. The windows of many of those flats look out onto Barbirolli Square. Due to the building's Grade II listed status, residents are not permitted to replace the single paned glass with double glazing which would provide some insulation against noise. The sunken area of Barbirolli Square in which the Premises are located already acts as a 'bowl' for noise created by people passing through or congregating in the square because any noise bounces off the brick walls of the raised section of Barbirolli Square surrounding the canal basin and the cladding on the outside of the Bridgewater Hall.

The area is already a magnet for rowdy, anti-social and nuisance behaviour due to the lack of visibility from street level and the existing benches which provide places for people to congregate. One of the two pathways to leave the area is a set of narrow steps up the back of the Bridgewater Hall (past the venue's bin store) which brings passers-by to the same height as the flats within [REDACTED] leading to additional noise transference and echoing within the bowl in which the Premises sit.

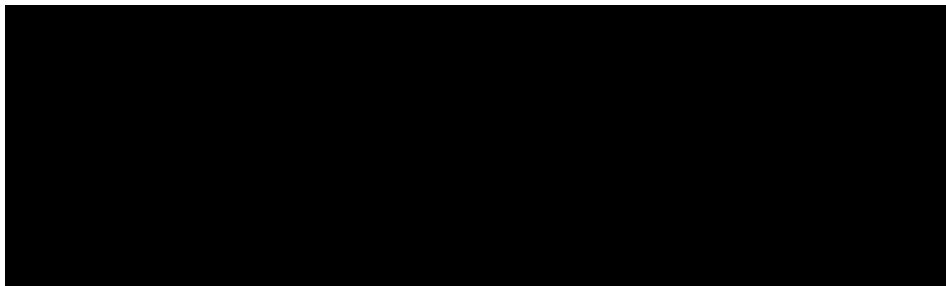
In addition to noise problems, the bins in this area are often overflowing due to use by people eating and drinking around the benches. The narrow right-of-way leading to the rear entrance to [REDACTED] car park (past the entrance to the Premises) is often blocked by anti-social and threatening groups of people drinking alcohol around the benches.

The additional usage of this area proposed would significantly exacerbate the issues described above, in particular when customers leave the Premises. This is likely to be further exacerbated through additional use of the public benches already located immediately outside the Premises as smoking areas and for continued drinking into the early hours after the end of licenced hours each night.

We are therefore objecting to this licensing application on the grounds of *"the prevention of public nuisance"*. Specifically, our representation is that the licensing of alcohol consumption on the Premises during the hours cited in the application would

be highly likely to cause public nuisance (noise, litter and threatening behaviour) for the reasons stated above.

By way of mitigation of the impact described above, we would suggest at the very least that any alcohol licence granted should finish at 22:00 at the latest on all days of the week.



19 Mar 2020, 16:38 (17  
hours ago)

RESIDENT 3

[REDACTED]  
to Premises.licensing@manchester.gov.uk

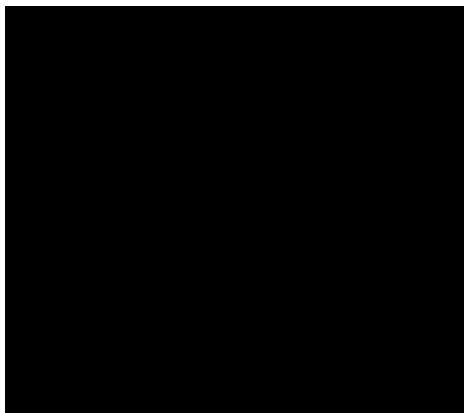
Hello

I hope you are well.

My apartment is in [REDACTED] and looks onto the property for which Popcity Limited has applied for a premises license at 100 Barbirolli Square, Manchester M2 3AB. I am gravely concerned about the application for a licence 11.00-00.00 on Sundays to Thursdays, and 11.00-01.30 Friday to Saturday.

[REDACTED] looks onto this building and is in extremely close proximity to this building. The building [REDACTED] is a listed building, built in 1874, and is therefore somewhat exposed to noise. We have paid a premium to live in this building and the residents are a mixture of hard working professionals and older residents. I work extremely long hours and look to enjoy the peace and quiet of my property. [REDACTED] faces onto Bridgewater Hall, a licensed establishment operating during the hours stated above is undoubtedly going to severely compromise my ability to work and sleep and therefore impact on my overall quality of life in terms of the unwanted noise, music and social gathering associated with entering and leaving the premises.

I would strongly urge that this request be denied.



RESIDENT 4

## Assembly - 244535/DS7

Inbox



13:00 (8  
minutes ago)

to me

Dear Sirs

I represent the residents of [REDACTED] a residential building adjacent to the premises for which the following licence application has been submitted: Assembly, 244535/DS7.

Please find our objection to the above licence application below:

We wish to raise strong objections to the licence application made by PopCity in respect of a proposed business at premises in the canal basin adjacent to the Bridgewater Hall. It is clear that the proposal, although submitted in terms that suggest it is to be a Bar and Restaurant, is for a Bar and dance venue involving live and recorded music with the intention of pursuing a business devoted largely, if not entirely, to the sale of alcohol and loud music and dance. This is very much the business that PopCity are engaged in at other venues and is totally inappropriate for the proposed location.

The venue is adjacent to [REDACTED], the Bridgewater Hall and the Midland Hotel. It is a location that has in the past been occupied by, among others, The Pitcher and Piano. Residents of [REDACTED] (and undoubtedly other residential areas nearby) were subject to noise nuisance on a regular basis when music was played loudly (not even for dance purposes) and customers would spill out on to the paving adjacent to the canal shouting and screaming late at night.

The basin is a natural amplifier of sound and the slightest noise reverberates through the basin and impacts upon the large number of residential properties that abut or are close to the canal basin. Nuisance is generated by both the sound emanating from the venue and the customers who come outside to smoke or otherwise and are often under the influence of drink causing them to cause considerable disturbance. In the summer months people were seen to be jumping into the canal itself and often took drink outside to sit on the steps or on the side of the canal itself.

The current proposal, if allowed, would result in large numbers of residents facing sleepless nights and possible acts of nuisance for as long as the venue is allowed to operate. This is not something that may be remedied by noise insulation of the venue (if that was in fact possible) since the history of the premises shows that customers for this type of business do not remain confined within the venue and cause considerable nuisance on exiting the same. As residents of

██████████ we are alarmed that there is to be any such proposal in circumstances where the peaceful occupation of our property is to be placed at risk. ██████████ is a listed building and is not therefore able to install cost-effective noise-insulated/double glazed windows and the impact of such a business in close proximity would be catastrophic. Its effects will not be limited to ██████████. As stated above, there are many residential properties that will suffer if such a proposal is granted and this will include the Bridgewater Hall and the Midland Hotel.

In conclusion, we wish to register the strongest objections to the proposed licence. No provisions and terms that may be attached to any such licence would be sufficient to prevent the significant impact that such a business would have on the residential communities within a significant area surrounding the venue.

Regards

\_\_\_\_\_

**TO WHOM IT MAY CONCERN**

**REGARDING THE LICENCE APPLICATION OF POPCITY LTD at :**

**Assembly, Ground Floor, 100 Barbirolli Square, Manchester, M2 3WS  
Reference244535/DS7**

Dear Sir or Madam,

We wish to raise strong objections to the licence application made by PopCity in respect of a proposed business at premises in the canal basin adjacent to the Bridgewater Hall. It is clear that the proposal, although submitted in terms that suggest it is to be a Bar and Restaurant, is for a Bar and dance venue involving live and recorded music with the intention of pursuing a business devoted largely, if not entirely, to the sale of alcohol and loud music and dance. This is very much the business that PopCity are engaged in at other venues and is totally inappropriate for the proposed location.

The venue is adjacent to Chepstow House, the Bridgewater Hall and the Midland Hotel. It is a location that has in the past been occupied by, among others, The Pitcher and Piano. Residents of Chepstow House (and undoubtedly other residential areas nearby) were subject to noise nuisance on a regular basis when music was played loudly (not even for dance purposes) and customers would spill out on to the paving adjacent to the canal shouting and screaming late at night.

The basin is a natural amplifier of sound and the slightest noise reverberates through the basin and impacts upon the large number of residential properties that abut or are close to the canal basin. Nuisance is generated by both the sound emanating from the venue and the customers who come outside to

smoke or otherwise and are often under the influence of drink causing them to cause considerable disturbance. In the summer months people were seen to be jumping into the canal itself and often took drink outside to sit on the steps or on the side of the canal itself.

The current proposal, if allowed, would result in large numbers of residents facing sleepless nights and possible acts of nuisance for as long as the venue is allowed to operate. This is not something that may be remedied by noise insulation of the venue (if that was in fact possible) since the history of the premises shows that customers for this type of business do not remain confined within the venue and cause considerable nuisance on exiting the same. As residents [REDACTED] we are alarmed that there is to be any such proposal in circumstances where the peaceful occupation of our property is to be placed at risk. [REDACTED] is a listed building and is not therefore able to install cost-effective noise-insulated/double glazed windows and the impact of such a business in close proximity would be catastrophic. Its effects will not be limited to [REDACTED] As stated above, there are many residential properties that will suffer if such a proposal is granted and this will include the Bridgewater Hall and the Midland Hotel.

In conclusion, we wish to register the strongest objections to the proposed licence. No provisions and terms that may be attached to any such licence would be sufficient to prevent the significant impact that such a business would have on the residential communities within a significant area surrounding the venue.

Yours faithfully,

[REDACTED]



RESIDENT 6

From: [REDACTED]  
Date: Sat, 21 Mar 2020 at 00:02  
Subject: Fwd: Assembly, 100 Barbirolli Square, Manchester M2 3AB - Licence application  
To: premises.licensing@manchester.gov.uk  
<premises.licensing@manchester.gov.uk>

Dear sirs

Further to my email a few moments ago, I should add they our address is:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Many thanks,

[REDACTED]  
[REDACTED]  
[REDACTED]

This e-mail and any attachments are confidential and intended solely for the addressee and may also be privileged or exempt from disclosure under applicable law. If you are not the addressee, or have received this e-mail in error, please notify the sender immediately, delete it from your system and do not copy, disclose or otherwise act upon any part of this e-mail or its attachments.

Please consider the environment before printing this email.

---

**From:** [REDACTED]  
**Sent:** Friday, March 20, 2020 11:58:44 PM  
**To:** [premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk) <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>  
**Subject:** Assembly, 100 Barbirolli Square, Manchester M2 3AB - Licence application

Dear sirs,


We wish to make a representation regarding the application for a licence to the above premises on the grounds of "public nuisance".

Our apartment is [REDACTED], around 100 metres from the premises.

The apartment has 4 very large windows (2 in the living room, 1 in each bedroom). The building is not designed to contain modern levels of sound and vibration. Having lived at this address for just over a year we can confirm that to the rear of the building there is effectively a natural sound funnel between tall buildings which seems to amplify sound. We hear everything.

Our concern therefore, is that if this licence is granted the noise emanating from the premises will have a serious impact on our quality of life. The inevitable noise from the premises will undoubtedly impact on our ability to relax, and most importantly, to sleep.

Yours sincerely

A solid black rectangular box used to redact a signature.

RESIDENT 7

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

From: [REDACTED]  
Date: Fri, 20 Mar 2020 at 15:15  
Subject: Application for 100 Barbarolli Square Manchester M2 23 AB  
To: [REDACTED]

Dear Sir

I am writing in respect of the licensing application made on behalf of the premises listed above.

We have lived [REDACTED] for more than 20 years and have thoroughly enjoyed the experience of city centre living and seeing Manchester grow into a thriving international city.

For the first few years of our residency the premises which are the subject of the application operated as a bar and restaurant. They were generally well managed and unacceptable disturbance was rare. We would be happy if the old regime were to be operated by the new tenants but feel that we must object to the application as it stands on the grounds of the excessively long opening hours which are indicated. The area has a definite ambiance created by [REDACTED], the Bridgewater Hall and the high class office space in Barbarolli Square, which we feel would be jeopardised by the currently proposed opening hours.

We feel strongly that operating hours as set out in the application are unacceptable and unneighbourly and that the application as it stands should be rejected. We feel that a closing time of 11pm is in keeping with the neighbourhood.

Yours sincerely

[REDACTED]

RECEIVED

- 3 APR 2020

PREMISES TEAM

18TH. MARCH. 20.

TO WHOM IT MAY CONCERN,  
REGARDING THE APPLICATION BY  
'POP CITY', TO RUN AVENUE IN  
BARBICOLL SQUARE, OPP. BRIDGEWATER  
HALL.

TO ATTRACT CUSTOMERS, REQUIRES NOISE  
IN A VERY RESONANT AREA. THIS COULD BE  
VERY UPSETTING FOR RESIDENTS AT

KINDLY BEAR THIS IN MIND, AS REGARDS  
THE APPLICATION.

VERY BEST WISHES,  
AND YOUNG SINCERELY,