

GREATER MANCHESTER POLICE - REPRESENTATION

About You

Name	PC Alan Isherwood
Address including postcode	1 st Floor Manchester Town Hall Extension Lloyd Street Manchester
Contact Email Address	[REDACTED]
Contact Telephone Number	[REDACTED]

About the Premises

Application Reference No.	LPA 245927
Name of the Premises	Pepe's Piri Piri
Address of the premises including postcode	430-432 Wilmslow Road, Manchester M20 3BW

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 hours requested for a variation to the premises licence in relation to the above premises.

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

The premises are situated on Wilmslow Road, Withington, 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 late night refreshment and until 0500hrs 7 days a week.

This will undoubtedly create noise disturbance and 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 revelers 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 Stress 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 strong presumption against all Hot Food takeaway 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.

A genuinely exceptional case would need to be shown. The reasons for the exception should be shown in the operating schedule, and must demonstrate that there will be no harm to the licensing objectives, including from departing customers, which has not been demonstrated in this case.

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



Licensing & Out of Hours Compliance Team - Representation

Name	Andrew Richardson
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	[REDACTED]
Telephone Number	[REDACTED]

Premise Details	
Application Ref No	LAK245927
Name of Premises	Pepe's Piri Piri
Address	430-432 Wilmslow Road, Manchester, M20 3BW

Representation
<p>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.</p> <p>Licensing and out of hours team have assessed the likely impact of the grant of this licence taking into account a numbers of factors, including the nature of the area in which the premises is located, the hours applied for and any potential risk that the granting of this licence could lead to issues of public nuisance.</p> <p>The applicant is requesting Late night refreshment licence, till 5am every day of the week.</p> <p>The premise is located in thriving community in the Old Moat ward and is situated on a main arterial route in and out of Manchester and one of the busiest bus routes in the UK. The area has a mixture of tenures and it has a very large student population.</p> <p>The premises is situated in the middle of a row of commercial premises, which includes takeaways, restaurants and alcohol led venues. There are residential properties within approximately 50 metres from the premises. Premises is 10 ft away from 2 other late night premises</p> <p>It would be useful to mention that the premises is situated in a special policy area, known locally as the Withington Stress Area (WSA) (attached- Appendix 8 of WSA). This is highlighted in Section 5 of the licensing policy, which has restrictions in place for all new and variations to premises licences. This is due to the historical evidence that crime and disorder and public nuisance within this concentration area has warranted this policy.</p>

Appendix 8 Withington Stress Area



Section 5.20 states that there is a strong presumption against All Hot Food Takeaways and only a genuinely exceptional case would need to be shown. This is reiterated in section 5.28, Departure from the policy is expected only in exceptional circumstances.

The applicant has put forward some steps but not enough to uphold the licensing objectives. They have failed to elaborate on appropriate measures, set out in section 5.25 that are expected of operators within the WSA. This suggests that the operator will not be able to uphold the licensing objectives, thus cannot determine if the operation will add to the problems within the area.

Furthermore, the operating schedule offers no consideration to section 8 of the licensing policy for how the applicant will promote the Licensing Objectives, and how the applicant will disperse the possible congregation of groups and anti-social behaviour that is linked to patrons in the early hours of the morning on Wilmslow Road.

Taking into consideration the above, the applicant has not shown any regards to section 5.30 of the licensing policy and consequently does not have a full understanding of their responsibilities under the Licensing Act. The applicant has failed to produce sufficient evidence to suggest they will be able to uphold the licensing objectives, within the Withington stress area.

To conclude our assessment, the applicants lack of consideration to the WSA and the weak operating schedule, will only undermine the policy.

We therefore recommend that the licence for Late Night Refreshment is refused.

Recommendation: Refuse Application

From: **Councillor Gavin White** [REDACTED]
Date: Wed, 29 Apr 2020 at 08:00
Subject: Premises Licence (new) 245927/BJ1: Pepe's Piri Piri, 430-432 Wilmslow Road, Manchester, M20 3BW, (Old Moat ward)
To: Premises Licensing <premises.licensing@manchester.gov.uk>
Cc: Councillor Garry Bridges [REDACTED], Councillor Suzannah Reeves [REDACTED], Martin Saker [REDACTED]

Dear Licensing,

We would like to object to this application on the basis of the proposals for it opening till 5am, 7 days/nights a week.

This is beyond the closing times of other similar establishments in Withington village and district centre.

The 5am closing time would add to public nuisance in the local area for residents especially in regards to transient noise, litter and potential anti-social behaviour.

We do welcome that a long term empty unit in the village and high street has been taken on by a business, but object to the 5am closing time, 7 days/nights a week.

Yours sincerely,

Gavin White, on behalf of the Old Moat Ward Councillors

Gavin White
Labour Party Councillor for Old Moat Ward
Manchester City Council

Tel No: [REDACTED]
Email: [REDACTED]

Fwd: Premises Licence 245927/BJ1: Pepe's Piri Piri. 430-432 Wilmslow Road, Manchester, M20 3BW

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

From: [REDACTED]
Date: Wed, 13 May 2020 at 23:38
Subject: Premises Licence 245927/BJ1: Pepe's Piri Piri. 430-432 Wilmslow Road, Manchester, M20 3BW
To: Premises Licensing <premises.licensing@manchester.gov.uk>

Dear Sirs/Madam.

Re: Premises Licence (new) 245927/BJ1: Pepe's Piri Piri, 430-432 Wilmslow Road, Manchester M20 3BW

I am writing on behalf of SEFRG (South East Fallowfield Residents' Group) and would like to object in the strongest terms to the above new licence application.

Withington Village is in a special Stress Zone which means that there should be a strong presumption against the granting of new licences (or licence variations). This is a complete reversal of the standard licensing rules which are generally permissive. The reason this special policy was introduced was because this part of Wilmslow Road (running through Withington village) has levels of recorded incidents of antisocial and criminal behaviour which are as a result of the number of licenced premises, the problems that emanate from them and the effect this has on the residential neighbourhood.

The Withington Stress Zone is immediately adjacent to the Cumulative Impact Policy area in Fallowfield and these are the only two areas in the whole of Greater Manchester to have special policies to deal with these issues. Their very existence therefore illustrates just how serious these problems are and how strictly they should be observed. There are many more licensed premises (and more recorded incidents) in Fallowfield and hence the need for a CIP, however the stress area in Withington is a recognition that unless the brakes are applied now, Withington will very sadly follow in Fallowfield's footsteps as more licenced premises move into the next nearest place.

This particular application is for opening hours to be extended from 11pm to 5am, 7 days a week

Relating this to the licensing objectives, the major areas where we anticipate problems are as follows:

This application is obviously an attempt to gain custom from the the pubs and clubs nearby after closing time. Customers leaving these venues often do so in large, rowdy and drunken groups and having another late night place to get a bite to eat after normal hours will mean that they will be hanging around in the village longer than they would otherwise have done so. A very late night eating place also often attracts people from further afield. This increased very late night activity will mean that there will be more noise both in the village and on the surrounding streets as people return home. Withington is still home to a significant number of families but there are also a lot of student houses, so big groups of students returning home from a night out are very likely to wake residents up on their way. This already happens and another late night option will simply add to the problems - it is the cumulative effect. Being woken up by sudden bursts of noise, often several times a night, is not only extremely annoying but it is also dangerous to residents' health and mental

wellbeing. Increasingly it is reported that regular loss of sleep can cause physical illnesses for example; heart problems, cancer and obesity and it is also disruptive to work and children's schooling. To those who haven't experienced this level of sleep deprivation, I realise it can be hard to imagine what it's like - it isn't just the odd night, or the odd week (I think we could, and indeed should, all put up with odd disturbance) but it is the ongoing nature of the problem.

In addition to the noise nuisance there are the obvious litter problems that come with takeaways. Most customers will eat their food on their way home and local people often wake up to takeaway remnants on the streets, on their car windscreens, in their hedges and in their gardens. More takeaways and longer opening hours lead to even more of these problems.

No proprietor can follow all his customers home making sure they are quiet and take their litter with them. Late night pub and club goers are even more likely to cause a nuisance than they would during the day because drunk people are generally not too fastidious about their noise levels, or where they put their rubbish!

It is very sad that children growing up in Fallowfield and Withington are accustomed to these extreme levels of litter and that dropping litter has become such normalised behaviour.

Finally, reported incidents show that there is a spike in ASB and Criminal activity after 11pm and into the early hours as people become more drunk and skirmishes break out between different gangs or groups. If these groups leave the area straight after the pubs and clubs have closed they are less likely to clash with each other. This part of Wilmslow Road is particularly narrow and there are several venues attracting large numbers of people, all within spitting distance of each other; and there have been recent (and very serious) incidents of this nature very close to these premises.

Conclusion

Over a number of years, many residents have felt compelled to move away from Fallowfield and Withington - Withington has been less affected by this migration than Fallowfield but it is still a significant problem. When our neighbours move away that they often decide to escape the city altogether because they are so worn down by the noise, litter, crime and ASB and they feel powerless to solve the problems. To escape the whole city seems the most certain way of avoiding these issues in future. This is a great loss, not just to our own community, but to our city. We need these people to stay here and we are sure that controlling licensing in a sensible and measured way could have an enormous effect on restoring our communities.

We believe that the Stress policy was introduced for a very good reason, it has been regularly reviewed and is still found to be necessary. There are no conditions to this licence that could be brought in to justify departing from it and any extension in hours beyond 11pm would be undermining the policy. We urge you to reject it in full.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

From: **Fallowfield Community Guardians** [REDACTED]
Date: Sun, 10 May 2020 at 22:12
Subject: Re: Premises Licence (new) 245927/BJ1: Pepe's Piri Piri, 430-432 Wilmslow Road, Manchester, M20 3BW, (Old Moat ward)
To: Premises Licensing <premises.licensing@manchester.gov.uk>
Cc: Fraser Swift [REDACTED], Alan Isherwood [REDACTED]
Caroline Sharkey [REDACTED]

Dear Sirs,

I am writing on behalf of Community Guardian residents in SE Fallowfield and Withington. We are writing to object to the new license application for a 5am license at 430-432 Wilmslow Road.

Withington Stress Licensing Policy

Withington village is covered by a special stress zone licensing policy because of concerns by residents about the excessive problems of antisocial behaviour further up Wilmslow Road in Fallowfield which have arisen due to a large number of pubs, bars, off licenses and takeaways with late licenses. There is concern that now Fallowfield is 'full', alcohol and take away outlets would move further south to nearby Withington causing similar problems to arise there.

Withington already has a number of licensed premises which do cause noise and disturbances. None however have a license until 5am. Residents do not wish to see any additional premises open during the early hours due to associated noise and nuisances that occur

Preventing Public Nuisance & Crime & Disorder

Fallowfield and Withington both have a very high density of students, thousands of young people are concentrated in and around our area and this is a factor which contributes significantly to night time noise for residents. Many young people enjoy the night economy and licensed premises open during the early hours act as a magnet for groups. The provision of late night food adds to this sort of nuisance.

There are often groups of people on the narrow pavements outside the premises that are open. There have also been serious late night assaults in Withington village including an attack on a Manchester University medical student at Khans take away which left him hospitalised in a critical condition. The stress policy has been reviewed and the policy is still in place. Residents feel that another late night take away will undermine the licensing objectives for public safety, public nuisance and could lead to an increase in crime and disorder. Littering is likely to increase and this is currently a major concern to Withington residents. There are no measures suggested by the applicant to deal with litter.

Adding another licensed premise with a 5am opening would be very likely to increase the cumulative stress of noise and nuisance in the Withington area. We would ask you to refuse this license and take note of the special license policy that exists for Withington to protect the village. We are keen to make sure that Withington does not turn into a village of bars and take aways and thus create the problems that are so well documented in Fallowfield. We feel that the licensing objectives would be compromised if this take away were to extend opening hours into the early hours and we see no reason to depart from the policy which is to refuse all new late night takeaway licences..

Yours

[REDACTED]
SE Fallowfield & Withington

From: [REDACTED]
Date: Sun, 10 May 2020 at 09:42
Subject: Objection to Piri application Withington Reference: 245927/BJ1
To: premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>

Dear Sir

As residents of Withington we are writing to object to this application. We strongly object to increased trading activity in the early hours of each morning in what is primarily a residential area. Any increase in the night-life around the centre of Withington, particularly in the hours requested in this application will be detrimental to the neighbourhood. The effect of late night trading in Fallowfield is known to be detrimental to those who live there. Although Withington already has its late night problems, a licence such as this will aggravate the existing noise disturbance and public nuisance. And contribute further to a deterioration in the neighbourhood.

I hope the council will not agree to this application.

[REDACTED]

[REDACTED]

From: [REDACTED] >

Date: Sun, 10 May 2020 at 13:17

Subject: FW: Premises Licence (new) 245927/BJ1: Pepe's Piri Piri, 430-432 Wilmslow Road, Manchester, M20 3BW, (Old Moat ward)

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

Referring to the Premises licensing applications I wish to register my objection because I consider that these premises will contribute to an increase in the noise and anti-social behaviour of the neighbourhood through long night trading hours as there does not appear to be any management plan for customers under the influence of alcohol, which is more likely at these late hours.

[REDACTED]

From: [REDACTED]
Date: Wed, 6 May 2020 at 09:02
Subject: Planning application 245927/BJ1: Pepe's Piri Piri, 430-432 Wilmslow Road,
To: [REDACTED]
<premises.licensing@manchester.gov.uk>

I object to the above application on the following grounds

- Late night (in this case open until early morning) takeaways likely to cause crime and disorder as groups of drinkers can congregate outside.
- There's nothing to tackle litter problem
- This is a residential area and late night takeaways can be noisy

[REDACTED]