



Licensing & Out of Hours Compliance Team - Representation

Name	Rhiannon Owen
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	M/245016
Name of Premises	Convenience Store
Address	120 Mauldeth Road, Manchester, M14 6SQ

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 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 any potential risk the granting of this licence could lead to issues of public nuisance.

The location of the premises is on Mauldeth Road which is just outside of the main stress area for Withington, however is local to residents and other establishments which could give way to noise nuisance.

The premises wishes to open and serve alcohol from 0700-2300 Monday to Sunday. There are other local shops within feet of this premises, there is a concern that the objectives may not be met with the prevention of noise nuisance. Therefore the LOOH team agree the below conditions should be imposed on the licence.

The LOOH team propose the below conditions are to be upheld –

1. A documented incident log and refusals book shall be kept at the premises for at least 6 months, and made available on request to GMP or an authorised officer of the licensing authority.
2. Staff shall monitor customers smoking and gathering outside the premises on a regular basis and ensure patrons do not cause a public nuisance. A dispersal and policy will be implemented and adhered to.
3. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance
4. The exterior of the building shall be cleared of litter at regular intervals.
5. Notices will be positioned at the exits to the buildings requesting customers to leave in a quiet manner
6. The premises shall install and maintain a comprehensive digital [colour] CCTV system. All public areas of the licensed premises, including all public entry and exit points, and the street environment will be covered, enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record while the premises are open to the public and recording shall be kept available and unedited for a minimum of [28] days with the date and time stamping.
7. Documented staff training should be provided to ensure adequate public safety on the premises, this shall include but not limited to Age Restrictions, signs of drunkenness

and conflict management.

8. The premises shall implement a Challenge 25 Policy to ensure that any person who appears to be under the age of 25 shall provide documented proof they he/she is over 18 years of age. Proof of age shall only comprise of a : Passport, Photo Card Driving Licence, EU/EEA national ID card or similar document, HM Forces Warrant Card, or a card bearing the PASS hologram.
9. All sales of alcohol for consumption off the premises shall be in sealed containers only, and not be consumed on the premises.

Recommendation:

Approve with Conditions (Outlined Above)

From: **Councillor Chris Wills** <[REDACTED]>
Date: Tue, 31 Mar 2020 at 22:00
Subject: Re: Premises Licence (new) 245016/BJ1: Convenience Store, 120
Mauldeth Road, Manchester, M14 6SQ, (Withington ward)
To: Premises Licensing <premises.licensing@manchester.gov.uk>

Dear Bryan

I am emailing to raise concerns regarding this application. Whilst Ladybarn is not in the Cumulative Impact Policy area, this convenience store would be located near two others that already sell alcohol.

There have been complaints from local residents' groups regarding disruptive behaviour in the local area. Concerns are that an additional outlet for alcohol sales would exacerbate these problems. Therefore it is not something that would help with the prevention of public nuisance, or the prevention of public disorder.

On balance I would therefore not support the off licence aspect of this premises.

Kind regards.

Chris

Two emails as below:

From: **Tony Black** <[REDACTED]>
Date: Sat, 28 Mar 2020 at 10:17
Subject: Convenience Store 120 Mauldeth Road M14 6SQ (245016/BJ1)
To: Premises Licensing <PREMISES.LICENSING@manchester.gov.uk>

Sir, I write to object to this application.

I live round the corner from this shop.
There are two other places selling alcohol in Ladybarn - a convenience store and the Co-op. We do not need another.
Every morning I do a litter pick and there is frequently left-over rubbish from drinkers - cans, beer bottles, wine bottles, and so on - which blights our lovely but already declining village.
I feel another alcohol premises would add to this problem, especially when our students return.
I ask you to refuse this application.

Anthony Black Community Guardian
[REDACTED] Withington Manchester [REDACTED]

From: **Tony Black** <[REDACTED]>
Date: Fri, 13 Mar 2020 at 15:50
Subject: Convenience store (245016/BJ1)
To: Premises Licensing <PREMISES.LICENSING@manchester.gov.uk>

Convenience Store 120 Mauldeth Road M14 6SQ
I write to object to the selling of alcohol off premises 7am to 11pm every day.
In Ladybarn we already have a shop near this premises selling alcohol, as does the Co-op across the road.
I live round the corner on [REDACTED] and every morning I go along the shops picking up litter. Much of it is food wrapping from the many takeaways that have moved into our village, but there is frequently plenty of discarded alcohol cans, wine and spirits bottles.
I think this application would increase this public nuisance, and I therefore object.

Anthony Black Community Guardian [REDACTED] [REDACTED]

Premises Licence (new) 245016/BJ1: Convenience Store, 120 Mauldeth Road, Manchester, M14 6SQ

Fallowfield Community Guardians



Dear Sirs

Premises Licence (new) 245016/BJ1: Convenience Store, 120 Mauldeth Road, Manchester, M14 6SQ

I am writing on behalf of Fallowfield, Ladybarn & Withington Community Guardians to strongly object to a new off licence for the sale of alcohol Monday-Sunday between 7.00am - 11pm at 120 Mauldeth Road, Ladybarn. Although Ladybarn village does not fall within the Cumulative Impact area, there are very high numbers of students living in this mixed residential area and we believe that the reasons for the CIP being established are equally valid for Ladybarn which is so close by and should be brought into consideration when determining this application.

Residents from our CG group feel that the licensing objectives will be undermined if this application is granted. This convenience store is located amongst a small row of commercial retail units, two of which already sell alcohol for off sales. There have been so many issues with alcohol related anti social behaviour in this area in recent years which have caused much distress for local residents. Some long term elderly resident members of our groups live in very close proximity to this address. They daily litter pick the shop frontages in Ladybarn and alcohol litter forms a large proportion of the litter collected. In addition to this, residents are subjected to sports society events which are fuelled by alcohol and occur during the early evening. Please see example tweets which relate to incidents in the Ladybarn area.

As coordinator of the CG group I regularly get emails from distressed residents like this one from a Community Guardian who lives in Ladybarn. Problems that lead to crime and disorder and anti social behaviour require huge council funding to try and resolve these problems. **How can the addition of another off licence in an area with known problems, not undermine the licensing objectives?**

Hi Sue,

Had problem with next door students, they had a sports meet and greet starting at 7-30pm. About 50+ arrived and lads started to strip to waist and run round the garden urinating at the same time with much applause from the girls. My granddaughter was disgusted by this. The police broke up the party as many neighbours watched on. Speaking to poppy at 4pm tonight. After they went to Kingswood park and started to trash the park.

Regards Peter.

The location of a new off licence close to so many student Houses in Multiple Occupation is highly likely to add to increased on-street drinking and associated anti-social behaviour given the experiences and history of problems in this student dominated area. It is not a normal residential area because of the skewed population of young people that are located here during University term times. We also note that many University of Salford students now choose to live in Ladybarn because of easy access by train from Mauldeth Road Station to Salford Crescent. Another off licence in Ladybarn is likely to lead to an increase in public nuisance in terms of noise and litter and the possibility of increased crime and disorder. There is a large amount of evidence to suggest this from the history of problems leading to the implementation of the Cumulative Impact Policy for Fallowfield (2013). Despite the introduction of this policy, levels of anti social behaviour are still a problem due to the number of late night licensed premises that are open. Residents are regularly disturbed at night by loud singing, shouting, chanting and screaming. Other anti social behaviour related to alcohol consumption includes bin tipping, tree vandalism and glass smashing. This can happen during the daytime, evening or early hours but alcohol is a key factor. Early opening hours could also fuel house parties which sometimes go on through the night until mid morning the next day.

There are also a number of rough sleepers in Manchester. An extra off licence facility is likely to attract begging and alcohol dependent people to hang around the village especially as this off licence proposes to open from 7am. Some of these rough sleepers are very aggressive after consuming alcohol and further alcohol supply could also lead to an increase in crime and disorder.

Community Guardians wish to see a reduction in street drinking, noise and anti social behaviour. We feel that another off license premise would add to the significant existing problems and would undermine the Cumulative Impact Policy which exists nearby. Residents therefore request that this application for a new off licence is refused because once an off licence is added to an area it is very difficult and time consuming to prove the harm and get this decision changed.

Yours

Sue Hare
Community Guardian Coordinator
Fallowfield, Ladybarn & Withington



From: **Kattie Kincaid** <[REDACTED]>
Date: Tue, 31 Mar 2020 at 15:33
Subject: Licence Application 245016/BJ1: Convenience Store, 120 Mauldeth Road, M14 6SQ
To: Premises Licensing <premises.licensing@manchester.gov.uk>

Dear Sirs/Madam,

Re: Licence Application 245016/BJ1: Convenience Store, 120 Mauldeth Road, M14 6SQ

SEFRG would like to write in support of the objection made by Sue Hare (Community Guardian Coordinator - Fallowfield, Ladybarn and Withington) to this application.

Members of our group are worried that the well documented problems we see in Fallowfield, which have lead to the destruction of a long established residential community, are also now affecting the Ladybarn area. More students are moving to Ladybarn from Salford University because the direct rail service from Mauldeth Road to Salford Crescent and the allure of Fallowfield and this is causing increased levels of anti social behaviour and mob rule. Another licenced premises on this very small strip will only add to these problems and cause more litter, fuel more house parties and create more noise, especially at night.

There is no real community gain to an additional off licence and the effect of another off licence will be damaging. As residents in neighbouring Fallowfield we can clearly see this pattern repeating itself and we know how difficult it is to roll back these licences after they have been granted. The damage has been done. Ladybarn district centre is very small and the effects of an extra off licence will mean that the balance of shops and what they offer to the local community, can soon be skewed towards a very high percentage of licensed premises.

We would like to point out that we are not against all licensed premises per se and we were in fact supportive of a recent planning application to expand a local licensed restaurant but our main concern is about preserving and creating a balanced, diverse and harmonious local community.

Yours faithfully,

Kattie Kincaid
Chair of SEFRG (South East Fallowfield Residents' Group)