

**Licensing & Out of Hours Compliance Team**

From: **Mitchell Ward** <[mitchell.ward@manchester.gov.uk](mailto:mitchell.ward@manchester.gov.uk)>

Date: Wed, 2 Sep 2020 at 22:37

Subject: Fwd: The Dough House, 93 - 95 Beech Road, Chorlton, Manchester, M21 9EQ

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

Good Evening

Please see attached representation in relation to the above matter.

I have considered the application and am of the opinion that additional conditions are required for the grant of this licence to promote the licensing objectives. The conditions are set out and agreed with the applicant as set out in the email chain below.

Thanks

Mitchell

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

From: [REDACTED]

Date: Mon, 31 Aug 2020 at 09:54

Subject: RE: The Dough House, 93 - 95 Beech Road, Chorlton, Manchester, M21 9EQ

To: Mitchell Ward <[mitchell.ward@manchester.gov.uk](mailto:mitchell.ward@manchester.gov.uk)>

Good Morning Mitchell,

We happily agree to all proposed conditions below.

Thanks for contacting us.

Regards,

[REDACTED]  
[REDACTED]

**From:** Mitchell Ward <[mitchell.ward@manchester.gov.uk](mailto:mitchell.ward@manchester.gov.uk)>

**Sent:** 26 August 2020 14:07

**To:** [REDACTED]

**Subject:** The Dough House, 93 - 95 Beech Road, Chorlton, Manchester, M21 9EQ

Good Afternoon

As discussed earlier today I am reviewing the application on behalf of the Licensing & Out Of Hours Compliance Team.

I am considering the below additional conditions and would welcome your thoughts:

- No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance.
- Staff shall monitor customers in the external area on a regular basis and ensure patrons do not cause a public nuisance.
- Delivery drivers shall conduct the delivery in a manner that will not cause a noise disturbance to the occupiers of any residential properties surrounding the delivery address. This includes the avoidance of slamming doors, playing loud music, shouting, overrevving engines and sounding horns to signal their arrival. The driver shall turn the engine off immediately upon arrival at the delivery address and will park considerately without causing any obstruction to the highway.

I look forward to hearing from you.

Thanks

Mitchell

Mitchell Ward  
Licensing & Out of Hours Compliance Officer  
Licensing and Out of Hours Team (Citywide)  
The Neighbourhoods Directorate  
Growth and Neighbourhoods



**Licensing & Out of Hours Compliance Team - Representation**

Name	Mitchell Ward
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	<a href="mailto:Mitchell.ward@manchester.gov.uk">Mitchell.ward@manchester.gov.uk</a>
Telephone Number	0161 227 3147

**Premise Details**

Application Ref No	248604
Name of Premises	The Dough House
Address	93-95 Beech Road, Manchester, M21 9EQ

**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 (LOOHT) have assessed the likely impact of the restaurant/bar opening at 93-95 Beech Road, Manchester, M21 9EQ taking into account a number of factors. This includes the location of nearby residential properties, the hours applied for and any potential risk that the granting of this licence, could lead to issues of Public Nuisance.

The application is to allow a restaurant/bar to sell alcohol between the hours of 09:00 – 00:00 and open to the public between the hours of 09:00 – 00:30. LOOHT have given particular consideration to Manchester City Council's Statement of Licensing Policy, specifically s.7.25 in that the licensing authority will ensure that due consideration will be given to the proximity of licensed premises not only to local residents and businesses, but also in relation to other licensed premises; as well as s.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.

The premises is situated on Beech Road and is part of a busy area within the Chorlton ward. This is a popular area of Chorlton with a good mix of cafes, shops, takeaways, licensed premises and residential properties.

There are also a number of mixed residential properties in close distance to the rear on Crossland Road with Neale Road running adjacent to the premises. Opposite the premises is Chequers Road and also Wilton Road which again contain a number of residential properties.

LOOHT have concerns relating to the noise emanating from the premises. Given the relatively close proximity of numerous residential properties there is a considerable risk that noise nuisance may arise from the external area by way of people noise and also from the premises itself. The applicant has also

confirmed their intention to provide a delivery service from the premises and there is a considerable risk that noise nuisance may arise from the conduct of delivery drivers especially when operating to the later hours.

Following discussions with the applicant they appear to be committed to fulfilling the license objectives, however were in agreement that further measures could be implemented in respect of the control of noise from the premises. We therefore recommend that in order to prevent the problems described above the following conditions should be attached to the Premises Licence to ensure the licensing objectives are upheld:

- No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance.
- Staff shall monitor customers in the external area on a regular basis and ensure patrons do not cause a public nuisance.
- Delivery drivers shall conduct the delivery in a manner that will not cause a noise disturbance to the occupiers of any residential properties surrounding the delivery address. This includes the avoidance of slamming doors, playing loud music, shouting, overrevving engines and sounding horns to signal their arrival. The driver shall turn the engine off immediately upon arrival at the delivery address and will park considerately without causing any obstruction to the highway.

Recommendation: Approve with Conditions (Outlined Above)

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### **Resident 1**

From: [REDACTED]  
Date: Fri, 28 Aug 2020 at 13:13  
Subject: Re: Premises Licence Application (Dough House - Beech Road) 248604/GO2  
To: Premises Licensing <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>

Hello Grace,

I would welcome any assistance you can offer as I want to submit additional information to support my objection.

I have received emails from the applicant's agent attempting to mitigate some of my concerns but these are very general and these have led me to believe that the situation may be worse should a licence be granted. In particular all the promises that have been made relating to noise from the premises and delivery drivers having to be quiet, not idling engines, not playing music are unenforceable and impossible to report. To do so would require me to stand outside the premises at all hours waiting for an infringement. Complaining would have no effect either as I have previously pointed out that the owners

never reply to concerns regarding noise and have, in the past argued when I politely asked them early in the morning to keep their kitchen door closed, turn their music off and respect [REDACTED] right to quiet. As I understand it, they have still not replied to the concerns raised by [REDACTED] Environmental Protection at the council.

I would like to clarify a point in my original objection email:

"I strongly object to the hours of serving alcohol as this would impact on my right to peace and quiet..." It's really a point that I object to *any* extension of the hours of the premises full stop. At present the cafe which is now shut had hours imposed of between 8am to 6pm to safeguard the amenities of the occupiers of nearby residential accommodation. The licence application has been made in a residential area where there are already a large number of licenced premises such as Barrio, Leadstation, Bar San Juan, Chorlton Tap and the Laundrette.

Any further licences in the area will lead to more anti social behaviour, noise from people drinking and exiting the premises and nuisance for residents who already have to deal with a lot of alcohol deliveries to the area and alcohol-related waste disposal whether it is bottles being emptied into skips or beer kegs being removed.

I can see that only now an application has been made for planning but I believe that this application should at least fail on the grounds that the application was made with the knowledge of the hours of opening were more restrictive in the following: [https://pa.manchester.gov.uk/online-applications/files/42DBFA127DE94D3A214709F8EFFD6A85/pdf/044240\\_FU\\_SOUTH2\\_93--233842.pdf](https://pa.manchester.gov.uk/online-applications/files/42DBFA127DE94D3A214709F8EFFD6A85/pdf/044240_FU_SOUTH2_93--233842.pdf)

Thank you for your time and patience in this matter.

Kind regards  
[REDACTED]

From: [REDACTED]  
Date: Wed, 12 Aug 2020 at 18:49  
Subject: Reference: 248604/GO2  
To: [premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk) <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>

Hello,

I am writing regarding the application for the licence of "The Dough House" premises in Chorlton.

It has recently come to my attention that there is an application for a new restaurant and bar replacing JB Richardson 93-95 Beech Road, Chorlton-Cum-Hardy, Manchester, M21 9EQ. I can see no evidence of this in the form of notices posted in the area or on the Manchester City Council planning site.

Under that address (93-95 Beech Road, Chorlton-Cum-Hardy, Manchester, M21 9EQ) there is nothing.

I had to find out about this application on the Chorlton Facebook group. I would like to ask where this has been displayed without having to dig through the council website, any appropriate links and if not, why not? I do not believe that the consultation deadline of 03/09/2020 is sufficient. I would like to view all relevant documents regarding the application and would appreciate if you could make these available.

I have a number of concerns as to why this development must not proceed as I will be directly affected due to my house being in close proximity [REDACTED]  
[REDACTED]

**Public Nuisance:** I have experienced a certain amount of noise from the local businesses which line Beech Road and share the alleyway between Crossland Road. There is a lot of traffic in the form of deliveries to the Lead Station and noise from extractor fans, not to mention noise from kitchen staff and patrons who leave the bar in the evening. I do not believe that there is any need for yet another bar to line Beech Road, especially not in such close proximity to the Lead Station, Barrio, The Laundrette and Bar San Juan to name just a few. Another bar would drastically add to the noise listed above and make living in the locality unbearable. With a kitchen serving diners, there would be an increase in the noise from extractor fans which are already loud in the area due to the Lead Station having a sizeable kitchen. What studies have been taken on the noise from the extractors they wish to use and impact will this have? Often there is noise from beer deliveries and bottle emptying throughout the day. Another business emptying bottles into skips would be damaging to residents health due to the constant shock of noise which I believe is a risk to public safety.

Deliveries are always done by the back alleyway [REDACTED] which means that there will be increased noise throughout the day. There is also a concern of waste disposal. The premises has a very small area used for waste which would not be able to store more than 2 commercial bins. There is no mention of how the waste would be disposed of and during which times. An increase in waste disposal will result in more noise in the area due to the bins being moved over cobbled stones which vibrates. In addition, where would the used beer kegs be stored? At present, the Lead Station uses the area outside but there is no more room to add any more. Disposal of the beer kegs is often noisy as they are stacked outside as is the noise from beer deliveries. Local businesses have in the past stored bins [REDACTED]  
[REDACTED]

I strongly object to the hours of serving alcohol as this would impact on my right to peace and quiet. A business open until 00:30 would mean that I would experience disturbance from residents leaving the premises whereas the Lead Station closes at 11pm throughout the week and midnight at weekends. The application attempts to mitigate this by saying that customers will be "asked to be quiet while leaving the premises to respect the neighbours and signs will be displayed to this effect" but this is something that is impossible and likely not able to be enforceable as the business will rely on signs displaying this. Drunk people do not possess the ability to be quiet as I

have so often experienced. The application mentions seating outside for 16 people which is part of the pavement and no clear lines to mark this as separate. I object that there can be as many as 16 people drinking in that small space due to the noise and close proximity to passers by. In this time of coronavirus I believe this to be a risk to **public safety**. There is no mention as to what time people can drink outside and I think that the noise from the premises at the end of the street would affect not only residents on Crossland Road but those on Neale Road.

The surrounding residential area is often saturated with cars parking to visit the local bars, often being left for the evening and picked up the next day. There is an ever increasing amount of congestion on Beech Road and Crossland Road. What studies or proof is there that there would not be any further impact? I often struggle to park on a weekend and would struggle further still with more patrons visiting the area for drinking. There is also the risk of patrons not drinking responsibly and driving. As this is a residential area where there are a number of young children who often play on the street, the risk of drunk and disorderly behaviour, possible drink driving and increased parking will risk **putting children at harm**.

Thank you kindly for reading through my objections. I look forward to hearing back from you regarding the points outlined above and provide me with a point of contact for further correspondence.

Kind regards

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

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**Resident 2**

31 August  
2020 at  
09:49

To: "grace.ollier@manchester.gov.uk" <grace.ollier@manchester.gov.uk>

Good Morning Grace,

I have communicated with both objectors so far and received the below email from [REDACTED] regard further proposed conditions, fingers crossed I can reach the same outcome from [REDACTED] by Wednesday.

Regards,

**From:** [REDACTED] >

**Sent:** 31 August 2020 09:01

**To:** [REDACTED]

**Subject:** Re: Premises Licence Application

Good morning,

Thank you for your response to my concerns re the Premises Licence Application for the Dough House.

I appreciated the proposed changes and feel my concerns have been addressed.

I wish Duane Bryan every success with this business.

Regards.

[Redacted]

Sent from my iPad

On 28 Aug 2020, at 12:15, [Redacted] wrote:

Good afternoon [Redacted]

My name is [Redacted] I am the agent acting on behalf of Duane Bryan from the Dough House Bakery Beech Road, I am contacting you regarding your representation and want to assure you that Duane will do his absolute best to promote the licensing objectives and be a model member of the community.

Sorry for not contacting you sooner regarding your representation, I was waiting to speak to the out of hours team, after careful consultation with the out of hours team we would like to offer the below conditions in line with the representation made.

- A change of licensable hours to Sunday to Thursday no later than 23:00 and Friday and Saturday no later than 00:00
- No bins to be emptied outside after 9pm
- Staff to do at least one noise check per night to see if noise from The Dough House is causing a public nuisance (records will be kept of these checks)

And additional conditions after consulting with Mitchell Ward Licensing and Out Of Hours Compliance Manager

- No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance
- Staff shall monitor customers in the external area on a regular basis and ensure patrons do not cause a public nuisance.



- Delivery drivers shall conduct the delivery in a manner that will not cause a noise disturbance to the occupiers of any residential properties surrounding the delivery address. This includes the avoidance of slamming doors, playing loud music, shouting, overrevving engines and sounding horns to signal their arrival. The driver shall turn the engine off immediately upon arrival at the delivery address and will park considerately without causing any obstruction to the highway.

If the above conditions are agreeable they will be added to the premises licence following a committee hearing.

Please let me know your thoughts, I look forward to your response.

Regards,

From: [REDACTED]  
Date: Wed, 19 Aug 2020 at 13:50  
Subject: Objection to licensing application.  
To: <[premises.licensing@manchester.gov.uk](mailto:premises.licensing@manchester.gov.uk)>

Address of premises: 93-95 Beech Road, Chorlton-cum-Hardy, Manchester M21 9EQ

My address: [REDACTED]

I wish to object to the licence application at the above premises.

My property backs on to Beech Road and I wish to object to this application on the following grounds:

1. Prevention of public nuisance- there are already a number of bars on Beech Road largely concentrated away from the residential areas. This bar is a significant move towards the residential houses and the noise from the premises likely to continue to 12.30am would cause considerable disruption to the local residents. There is also the concern about the noise of taxis and other traffic late at night as people leaving the premises. In addition the strain parking availability in an area where residents largely do not have any off road parking and additional traffic will make an already congested area worse.
2. Public safety- the bar is on the order of a busy junction located near a park that already has problems dealing with the volume of traffic passing through on weekends and other peak times. The addition of cars and deliveries stopping, even for very short periods outside this bar will tip this situation towards being dangerous rather than just an inconvenience.

I hope that you will give the above points due consideration in this application.

Kind regards

[REDACTED]

Sent from my iPad

