Fwd: Premises Licence (new) 253090/BJ1: Rebelion del Ron, 1 Rupert Street, Manchester, M40 1QU, (Miles Platting & Newton Heath ward)

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From: ███████████ ████████████████████████████████████>
Date: Thu, 19 Nov 2020 at 11:10
Subject: Re: Premises Licence (new) 253090/BJ1: Rebelion del Ron, 1 Rupert Street, Manchester, M40 1QU, (Miles Platting & Newton Heath ward)
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>

Hi Bryan

Hope you are well. I am sorry that you have not received my formal objection email, unfortunately we have been experiencing problems with the I.T system.

I would like to strongly object to the above application and wish to attend the Licensing Hearing when this application is heard by the Licensing Committee.

My objects are based on all of the four Licensing Objectives

      Protection from children from harm.
      Prevention of public nuisance.
      Prevention of crime and disorder.
      Uphold public safety.

I will submit full location maps including photos of neighbouring properties and points of interest which I will reference when addressing the committee.

Please can you advise me if you need any further information

Thanks

███

INGHAM STREET AREA CONSERVATION
& COMMUNITY ASSOCIATION

17 November 2020

Re: Planning Application for Off License at 1 Rupert Street, Clayton Bridge, Manchester M40 1QU
Applicant: Rebelion Del Ron
Reference Number: 253090/BJ1

I am writing in response to the above planning application in relation to 1 Rupert Street, Clayton Bridge, Manchester M40 1QU.

A number of residents have commented on this application for a liquor license/off license at the above address which seems a rather strange request for a house in a quiet residential area.

Can I inform you that we do have within this area, an active area community group with the best interests of the residents and the area in general at heart, also you may or may not be aware that after our effort and commitment this area around the proposed application was designated a conservation area so with that in mind the local residents do take an interest in any proposed changes and planning applications which could be detrimental to the area. In the immediate vicinity are three care homes and a nursery and an application such as this is totally out of character for this area. Distributing licensed products we suggest should be ideally from a shop or commercial premises and not a house, which could cause problems in the area.

Therefore outlined below are some points of concern that have been voiced relating to the application which I hope you will take into account.

Problems could occur in the event there are disgruntled customers for any number of reasons, relating to a delivery, although the application does state on line only, individuals could still appear in person causing a disturbance.

Where will the products to be sold be stored if they are to be distributed from the said property and will there be suitable chilling facilities and a secure area. Planning permission would be needed for change of use for the property.

Concern has been raised relating to delivery and collection of products by numerous courier companies or the applicants vehicles, which could cause disruption, congestion and noise when loading and unloading vehicles

within the area. There is also the issue of public safety in relation to the additional vehicles moving around the small streets within this area.

In conclusion, this application as mentioned above seems a strange and inappropriate request for a residential house in a conservation residential area, which incidentally is a sought after area to live and properties do sell quickly. If this request is granted this will be out of character for the area and would have a detrimental affect o the value of the properties within the area. Therefore a license application of this type would be better suited to a commercial unit or shop premises.

With the above in mind, we would like to register an objection to this application.

Yours faithfully

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█████████

On behalf of Ingham Street Area Conservation & Community Association
███████████████████████████████████
Email: ██████████████████████
Tel: █████████████

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I A C & C
"WORKING TOGETHER"