

REPRESENTATION FROM CLLR1

From: Chris Wills <cllr.chris.wills@manchester.gov.uk>

Sent: 10 March 2021 15:49

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>

Cc: [REDACTED]
[REDACTED]

Subject: RE: Premises Licence variation 255953/GO2: 256, 256 Wilmslow Road, Manchester, M14 6LB, (Fallowfield ward)

Dear Grace

I am emailing on behalf of the Withington Ward Councillors regarding this licence variation. While condition 9 of Annex 3 is strengthened, we are very concerned at the proposed changes to existing conditions 2, 10 and 11 of Annex 3. Currently, there is a requirement that no glassware is in use after 2100 hours each day. The revised conditions extend the period during which glassware can be used to 2300 hours each day. The only exceptions are made for sporting events or DJ nights. The requirement for there to be no glassware taken outside at any time has also been removed, which is again is very concerning. We are also concerned that there no longer seems to be the requirement to keep a log, or to make this available to an officer upon request.

256 is a student bar and has been associated with litter and noise nuisance issues in the past. This causes particular problems for long-term residents. We believe that the weakening of conditions 2, 10 and 11 would compromise public safety, and could lead to an increase in crime and disorder and public nuisance. There also seems to be a weakening of accountability through no longer keeping a log to be made available on request.

We would therefore ask that the proposed changes to conditions 2, 10 and 11 of Annex 3 be refused.

Many thanks and best wishes.

Chris

Councillor Chris Wills
Labour & Co-operative Member, Withington Ward

REPRESENTATION FROM RES1

From: [REDACTED]

Sent: 23 March 2021 23:34

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>

Subject: Re: 255953/GO2:256 - 256 Wilmslow Road, M14 6LB

Dear Sir/Madam,

Re: 255953/GO2:256, 256 Wilmslow Road, M14 6LB (Fallowfield Ward)

I am writing on behalf of SEFRG (South East Fallowfield Residents Group) to object to the licence variations to limit the use of polycarbonate glassware and to replace it with glassware as per the revised conditions.

This bar openly gears itself to the student market and so is aimed at under 21s. The premises are situated directly across the road from Owens Park Halls of Residents which houses circa 3000+ 18/19 year olds and then there are many thousands more students in the immediate vicinity who live in the HMOs (56% of the population of M14 6 are now students). Many of these people are extremely inexperienced at handling large quantities of alcoholic drinks and so introducing glassware at points in the evening when people are more likely to be extremely drunk is a risk which is simply not worth taking. In addition, it is well known that sporting events in general can be highly charged events and, once again, introducing glassware is an unnecessary risk.

We do not really understand why the applicant wishes to change this condition because it will not affect the demand for alcohol from this clientbase in any way at all, his customers will drink his products whether they are in standard glasses or polycarbonate glassware and yet it will definitely increase the risks of accidents happening both within the club/bar and on the streets around. Polycarbonate glassware is not a particularly unusual requirement when you have very large numbers of (esp young) drinkers e.g. at festivals, large events etc and this is what you have at this club/bar. I am not exactly sure what the maximum capacity is at this venue but it is in excess of 400 and it is often packed out with queues of customers along the street. In addition to the risks in the club, it is not uncommon for glassware from licensed premises to end up being left on garden walls and dropped on surrounding residential streets and this poses a general danger to passers-by who should not have to endure **any** extra harm and - in particular - it poses a danger to small children who regularly walk past this venue on the way to and from school (and to pets who end up with broken glass in their paws).

If the applicant was introducing some evenings which catered exclusively to the over 25s market then we think this would reduce these risks substantially - we can also see that a more mature market may well be put off by having to use polycarbonate glassware - and so, providing we could believe that this would be strictly adhered to, then we would understand such a request. However, there is nothing in this application which leads us to believe that this is the case.

We know it is very hard for people who do not live in this area to fully understand the impact of such a huge, young, student population and how this affects the overall behaviour of this group - I don't know how best to describe it, except to say that it creates a herd instinct where individual responsibility and sensibility is cast aside in favour of the herd. Before moving to this area we (like many other new-ish residents) believed that Fallowfield was simply a 'vibrant' (student) area but nothing could have prepared us for the ugly reality. Extreme levels of drunkenness, often accompanied by illegal drug usage (which happens completely openly), leads to a total lack of inhibitions which means that aggressive and careless behaviour is much, much more likely. I think

the fact that Fallowfield is in a Cumulative Impact Policy area backs up this view because such a policy can only be introduced where there is very clear evidence which shows that licensed premises are adversely impacting on the licensing objectives. The CIP in Fallowfield, is I believe the only one in the whole of Greater Manchester which, again, speaks volumes.

In conclusion, we urge you to reject this variation because it poses a completely unnecessary increased risk of harm caused by broken glass - either through fights and brawls, or accidents. This increased harm is not justified in any way and abandoning the original conditions will not even affect the applicant's ability to attract his clientbase.

Yours faithfully,

[REDACTED]

On behalf of SEFRG

REPRESENTATION FROM RES2

From: Fallowfield Community Guardians <[REDACTED]>

Sent: 23 March 2021 22:55

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>

Cc: Fraser Swift <fraser.swift@manchester.gov.uk>; alan.isherwood <alan.isherwood@gmp.police.uk>; Alex Hill <alex.hill@manchester.gov.uk>

Subject: Premises Licence variation 255953/GO2: 256, 256 Wilmslow Road, Manchester, M14 6LB, (Fallowfield ward)

Dear Sirs

I am writing on behalf of Fallowfield & Withington Community Guardians. We wish to strongly object to the variation of license at 256 to remove the conditions 2, 10 and 11 of annex 3 in relation to glassware, and replace with new conditions

The reasons for our objection are in relation to the long history of problems and issues that residents have been faced with over many years. There are 40 conditions which have been added to this licensed club premises for good reason. The location is at a flash point at the crossroads in Fallowfield. It is an area which has a very high density of University students but also attracts other visitors (mostly student age) as a destination venue. There are more than 3000 students housed at Owen's Park Halls of residence opposite the premises and many thousands more living in flats and houses in our residential community nearby. In fact 56% of the population in this part of Fallowfield are students.

256 is predominantly a student venue. It is not a typical pub but more of a nightclub with many student late night events put on during the week and weekends which contribute

to anti social behaviour in the area. This area is covered by a Cumulative Impact Policy because of the high levels of antisocial behaviour.

In January 2019, there was a variation application for 256. The decision reasons given included the following:

The committee therefore found that it was appropriate to allow the replacement to the conditions to allow glassware before 2100 however viewed that this would only uphold the licensing objectives if further conditions were added to the licence to control this use of glassware at the premises. This included conditions that the tables be regularly cleared of glassware, that no glassware to be taken outside of the premises into the beer garden areas and that polycarbonate also be used on a day when high risk sporting events are taking place.

Nuisance from licenced premises in Fallowfield District Centre is a regular item of discussion at our Community Guardian meetings which are held monthly (pre pandemic). We have had to raise concerns with Licensing and Out of Hours officers about noise from outdoor events including DJ events blasting loud music during afternoons at several of these meetings. We are convinced that the use of polycarbonate in the beer garden of 256 helps prevent glass being smashed onto the pavements and helps reduce potential problems when patrons have consumed a lot of alcohol. (There have been previous glassing events at these premises which led to a licence review). When the sun is out students flock to any beer gardens that are available. 256 is the biggest beer garden and the only other one is the Friendship pub. During the pandemic, the beer gardens have been closed so the local park has been used as a beer garden.<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/platt-fields-park-left-disgusting-20203327>

Antisocial behaviour does not only occur after 9pm. In warm weather, the beer garden can be packed from midday. The article in MEN highlights this, people like to socialise and when alcohol is consumed, behaviour is often not responsible and can lead to accidents, fights and tensions.

We want to highlight the issues of antisocial behaviour that occur because of the disproportionate number of students living here. When the weather is good, staff at pubs cannot cope with the volume of patrons and we see tables piled high with glasses. If these are polycarbonate, it reduces the risk of harm. We therefore feel these conditions should remain. Sometimes good weather occurs unexpectedly and suddenly a premises can fill up and there are insufficient staff on the rota.

We consider that the use of glass in the beer garden area will create more broken glass on pavements and the potential for fights. We witness this on the streets when we do walkabouts late at night to observe what is happening in the area.

The use of glass in the very large beer garden will add to public nuisance and public safety. In a cumulative impact policy area, there needs to be exceptional reasons given to deviate from this policy. We do not think any reasons have been given to justify this. With the history of high levels of antisocial behaviour and crime and disorder, the need for the protection of the local residents is paramount. Many school children walk to school past these premises and the amount of alcohol litter, broken glass and all sorts of other litter which links in with high numbers of students (drugs, takeaways) contribute to the undermining of the licensing objectives for public safety, public nuisance and crime and disorder.

We do not feel that glass in the beer garden is responsible.

We have also noticed the erection of a very large outdoor canopy in the garden area which we understand is now under planning enforcement. This does not give us confidence that the owners act responsibly.

We ask you to refuse this variation in light of the reasons behind the cumulative impact policy which exist to protect local residents from the undermining of the licensing objectives.

Yours

[Redacted Signature]

Community Guardian Coordinator
Fallowfield & Withington



