

Ref: 256231/CT4

Wed 24/03/2021 17:18

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

To whom it may concern,

I am writing to you in relation to a licence application that has been made by 'Second City MCR Limited' for Unit 1, Cotton Square, Ancoats, M4 5EP.

Licences are granted on the promotion of four licencing objectives however I believe that Second City, and their proposed controls, fail to reach an adequate threshold required of these objectives, particularly in relation to the prevention of public nuisance.

Outlined below, in blue, are specific elements that Second City state they will make to promote the licencing objectives yet which I do not believe will do so sufficiently:

- Doors and windows at the premises are to remain closed after 11pm, save for access and egress

I have concerns about this as doors and windows are directly below living and bedrooms of some properties at the Cotton House development. Request that there is a change from 11pm to, at the very latest, 10pm in the evening. Ideally this should be from 9pm.....bedrooms and living rooms are literally directly above the access/and egress doors of the premises and will undoubtedly be subjected to nuisance as a result.

- Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner

These notices will, as evidence has shown in other pubs/restaurants, do very little to reduce noise that customers make when they leave the premises. Second City have a moral duty to not simply wipe their hands of responsibility when customers walk out their doors. They should, through their door staff or other means, proactively encourage dispersal from the area by asking their customers to move away. This will be particularly significant along Cotton Street due to the street itself being narrow, with high buildings either side, facilitating/amplifying noise nuisance. Along Cotton Street are numerous bedrooms of residents in Cotton House and Alumni Court. I'd like to see a commitment to this proactive dispersal, within their application, as a step Second City will use to reduce noise nuisance.

I also note the following in relation to their application regarding opening hours. Closing time for Second City, to my understanding, is later than times permitted by other local businesses in the area. Extension of opening hours only increases the risk of nuisance through, for example, increase in customers to Second City when other locations have closed and Second City remains open.

Proposed hours and licensable activities:

Provision of late night refreshment:

Fri to Sat 11pm to midnight

The supply of alcohol for consumption both on and off the premises:
Sun to Thurs 11am to 11pm, Fri to Sat 11am to midnight

Opening hours:
Sun to Thurs 9am to 11.30pm, Fri to Sat 9am to half past midnight

I therefore do not believe that the current application does enough to promote the licencing objectives, primarily in relation to the prevention of public nuisance which is linked very much to the prevention of crime and disorder.....another licencing objective.

Note that whilst this is not an exhaustive list of my concerns I would like this email to represent a formal objection to the issuing of a licence. This objection is based on inadequate steps proposed by Second City to adhere to or promote the licencing objectives. Application, at this point, should not be granted on this basis.

I look forward to hearing back from you on my comments.

Regards,

A large black rectangular redaction box covering the signature area of the email.

Re: objection to premises licence application 256231CT4: Second City, Unit 1, Cotton Square, Manchester, M4 5EP - WHAT HAPPENS NEXT.

[REDACTED]
Mon 05/04/2021 17:01

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

Dear [REDACTED]

Further to my email dated 24/03/21, in relation to licensing application by Second City for Unit 1 Cotton Square, please accept this email as further objection to the issuing of the licence. Additional reasons for the objection are outlined further below in this email.

However, before detailing these I would like to understand how Second City have already managed to take occupancy of the unit and commenced its conversion to a licenced premises without the actual licence being issued? My concern is that objections to the licensing application, made by local residents or others, are indeed fruitless as it would appear that Second City are already proactively getting themselves in a position to open.....something they surely wouldn't do should they have concerns about the licence being issued. Are the council simply going to issue this licence despite any valid objections that are made? I hope not, however the actions already being taken by Second City are making me concerned that the issuing of the licence is already a done deal. Any assurance you can provide me that this isn't the case, and that the council take these objections seriously, would be greatly appreciated.

In terms of the additional objections I would like to make:

The Prevention of Public Nuisance

- I have previously raised my concerns regarding the noise generated by patrons loitering/entering/leaving the bar and the effect that this will potentially have on the health and well-being, and the right to quiet enjoyment, of myself and other residents in the local area but specifically in Cotton House, the property directly above the unit.

- my concerns have since been further exacerbated upon some other key facts coming to light. These are namely:

A) the unit being used as a bar which will show live sports

B) proximity of main entrance/exit of bar to main entrance of Cotton House and bedrooms/living areas of Cotton House

The previous Second City was modelled as a sports bar and, at certain times, attracted a crowd that at best could be described as unsavoury. Crowds from the bar often gathered outside the entrance to the bar, generating significant noise nuisance, littering and polluting the area.

The location of the entrance, and business model of a bar showing live sports, facilitates higher levels of public nuisance (primarily noise) particularly for those residents living in Cotton House who would be in extremely close proximity to this nuisance.

In addition, I have specific concerns about nuisance caused by the cooking of food and how this could impact on local residents and their properties. Assurance that our soft furnishings won't end up smelling of fried chicken or other food stuffs is required.

Public Safety

The proximity of the bar entrance to the entrance of Cotton House may prove to be at best uncomfortable or at worst intimidating for Cotton House residents. Second City customers (who due to the showing of live sports will primarily, or at the very least significantly, be made up of groups of males) loitering outside as they did at the previous Second City bar is an issue or concern to public safety. This is particularly applicable to those Cotton House residents that are elderly, have children, or are females.....who, in light of the recent Sarah Everard tragedy, are experiencing more anxiety about their safety in public. They really should not have to experience this from Second City customers (or others) as they enter their own home.

I know that others will have contacted you in relation to noise generated from inside the unit and their concerns in relation to this being a nuisance. Please note that I would also like to raise this as a concern.

In summary,

- I oppose the issuing of the licence to Second City on the grounds that the granting of the application will not promote the four licensing objectives

I look forward to discussing this further with the licensing sub-committee and to working with both council and Second City to find a resolution which is both agreeable to all and positively promotes the four licensing objectives.

Many thanks,

██████

████████████████████

On 25 Mar 2021, at 11:05, Premises Licensing
<premises.licensing@manchester.gov.uk> wrote:

Dear Sir / Madam

This is to acknowledge receipt of your representation regarding the licence application for Second City, Unit 1, Cotton Square, Manchester, M4 5EP.

As per the Licensing Act 2003, we are required to provide the applicant with copies of all relevant representations that have been made; your representation, including your name and contact details, will therefore be passed to the applicant.

As a representation has been received the application will now go to a hearing before the licensing sub-committee. You will be invited to that hearing and advised of the date once the consultation period has closed on **05/04/2021**.

Fw: REF: 256231

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

Tue 06/04/2021 08:38

From: [REDACTED]

Sent: 05 April 2021 21:00

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

Subject: REF: 256231

Hello,

I write to you in relation to the licensing application for Second City at Unit 1, Cotton Square, Ancoats.

I believe the consultation process is still ongoing, so I'd like to know why work on the building has already begun?

It has been noisy and disrupting today while I have been working from home. This is alarm bells ringing because this is just people working on the building...not full with people, open and fully operational.

I have major concerns about the noise levels that will come with a sports bar right underneath the apartment block.

Second City has a notorious "bad" crowd and there were numerous issues with the bar last year. I witnessed fights outside the other Second City building, the scene attracting aggressive inconsiderate people to our neighborhood.

It makes me feel very uncomfortable that this might potentially be right outside the entrance to my apartment block.

The kitchen extraction that is planned to let out fumes directly next to bedrooms and roof terraces is absolutely ridiculous. I work in hospitality and know what this will mean. I would ask to see the extraction route plans for the building and ask to see if all options for extraction were explored and not just the easiest/cheapest option taken. Why couldn't extraction be planned for a route that would not affect residents of the building? This will impact our lives, not being able to open windows/ sit outside because of the smell.

I am well aware what dirty fryers smell like after a long day.

Overall

I strongly oppose Second City being granted a license for this unit as they have shown complete disregard for their neighbours already but not keeping us in the loop with their plans.

They have undertaken work illegally on a bank holiday, I have seen them in the building today.

They intend to operate a business which will create significant amounts of noise that has a high risk of impacting the health of neighbouring residents.
The ventilation system is in too close of a proximity to the residents living spaces and is a risk to health and wellbeing.

I would appreciate an answer on how I can stay informed of what will be happening and if anything can be done about this extraction route. I highly doubt that this was the only option available.

Regards,

[Redacted signature]

[Redacted signature]

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Fw: Premises licence application 256231

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

Tue 06/04/2021 08:37

[REDACTED]

From: [REDACTED]**Sent:** 05 April 2021 22:32**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>**Subject:** Premises licence application 256231

Dear Sir/Madam,

I am writing regarding the above licensing application for Second City at Unit 1, Cotton Square, Ancoats. I would like to formally object to the licence application. My partner and I are [REDACTED] within the Cotton House development. We have set out our objections below, with reference to the licensing objectives.

Firstly, we understood from the developers that the unit in question had planning permission for use as a restaurant only and having reviewed the licence application is *appears* to be for such. However, based on conversations fellow residents have had with the MD of Second City (the licence applicant) and also on the evidence of the previous Second City bar on Blossom Street it is very clear that the primary usage of the Unit will be a sports bar showing live sporting events.

I think it's obvious that there is a great difference between a sports bar and a restaurant in terms of the potential for a significant increase in public nuisance, noise nuisance and public disorder in Cutting Room Square - an area I'm sure you are aware is already becoming a hotspot for antisocial behaviour issues, which been raised at the highest levels of manchester council and the GMP.

With reference to the licensing objectives:

The Prevention of Crime and Disorder

- Last year a number of fights outside of Second City's previous location on Blossom Street were widely publicised in the MEN. I see no reason that moving the venue to an even larger unit on the same street will reduce this horrendous behaviour by Second City Patrons. That a new licence is being granted is astonishing given the cost of policing and cleaning the square last summer.

The Prevention of Public Nuisance

The construction of the Cotton House development is such that the residential properties townhouses 1-5 and flat 11 are directly above the unit in question and unlike other developments along Blossom Street there is very little space between the ceiling

of the unit and the floor of the properties above and at present there appears to be no sound proofing.

The townhouses are 3 bedroom owner-occupied family homes, some with young children. These are not student flats where noise nuisance might more easily be tolerated.

Public Safety

The above comments regarding noise also apply to public and environmental health as noise pollution especially where commercial units are directly underneath residential properties.

Second City have already shown they do not abide by local regulations nor are they considering their neighbours before they have even begun operating. Therefore, I have no reason to believe that should we encounter any form of issue with Second City once they are operating that they will abide to any rules or requirements of the proposed licensing arrangement.

Additionally the kitchen that is required for a restaurant of this size is going to create a significant amount of cooking fumes with the extractor directly letting out next to residents bedrooms and roof terraces.

In summary

- I strongly oppose Second City being granted a license for this unit as they have shown complete disregard for their neighbours already.
- They will create significant amounts of noise that has a high risk of impacting the health of neighbouring residents.
- The ventilation system is in too close of a proximity to the residents living spaces and is a risk to health and wellbeing.
- The business will undoubtedly increase crime and anti-social behaviour in the area.

Please could you acknowledge receipt of this objection and further keep us informed of the progress of this licence application and any other ways in which we can engage in the consultation process.

Thank you,

[REDACTED]

[REDACTED]

Fw: Licence reference number 256231

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

Tue 06/04/2021 08:38

[REDACTED]

From: [REDACTED]**Sent:** 05 April 2021 20:23**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>**Subject:** Licence reference number 256231

Hello

I am writing to register my objections to the proposals that Second City is making in opening its new facility on Blossom Street. These are under reference number 256231. I have also submitted in the on-line form.

From discussions with the owner, other residents of Cotton House, where I live, have discovered that whilst Second City is rebranding they will still be showing live sports in addition to more food and drink.

I strongly object to any business showing live sporting events in a unit next to Cotton House where I live, for the following reasons, in terms of three of the four licensing objectives: The prevention of crime and disorder, the prevention of public nuisance and public safety.

Sports bars (for that is effectively what this will continue to be if it is showing live sports in any sort of similar way to its previous facility) will encourage large numbers of people on match days, who are likely to congregate outside the entrance on Blossom Street. This is immediately next door to the entrance to Cotton House and I have real fears that it will be at times very crowded and potentially unpleasant coming in and out of Cotton House. We have seen last year some unpleasant scenes on Blossom Street from drinking on the street and this is only going to be compounded with the new Second City bar.

I am very concerned by the risk of crowding by or near the entrance to Cotton House and the tensions and issues that this could cause with groups standing outside consuming alcohol.

Normally it would be expected that a sports bar or similar would be located in a city centre location suited to bars. Whilst Ancoats has a good mix of bars and restaurants, the noise and the crowds from a sports bar are unsuited to what is a heavily populated residential area. The bar is immediately below living rooms and bedrooms of houses/apartments in Cotton House which is unsuitable.

I understand that Second City previously applied for late licences for certain sports events that run late into the night/early morning. Again, given the location underneath Cotton House these issues will be exacerbated and would be unacceptable if they were to continue.

Thank you for your consideration

[Redacted signature block]

day is the final day (until midnight) to get your comments/objections to Premises Licensing at the city council regarding Second City going in the unit below.

A quick update [Redacted] they will still be showing live sports, in addition to more food and drink like Mackey Mayor. Additionally, the food extraction system is going to be directly between Townhouses 4 and 5 (between bedroom space and terrace space).

I personally strongly oppose any business showing live sporting events in the unit [Redacted] for a couple of reasons:

1. There is only one entrance and exit and on match days the front of the building is potentially going to be extremely crowded, right next to our entrance to Cotton House.
2. The noise that is generated from places that show live sports is tremendous and is directly beneath living rooms and bedrooms.

If anyone wishes to register their comments/objections to the granting of the licence then you can email the premises licensing team directly on premises.licensing@manchester.gov.uk quoting reference number 256231.

If you do, it is helpful to structure your comments/objections according to the 4 licensing objectives:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm

Best wishes

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Fw: Premises licence application 256231

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

Tue 06/04/2021 08:39

[Redacted]

From: [Redacted]
Sent: 05 April 2021 19:45
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Premises licence application 256231

Hi there.

I am writing to you to put forward my objection for the premises application for Second City, Unit 1, Cotton Square.

My apartment is [Redacted] Cotton house [Redacted] already we are struggling to work from home with the consistent drilling and banging that goes on daily (One day last week before 8am) I can only imagine how difficult it will be to work from home once the venue is opened and will be serving patrons until midnight some nights.

The entrance to enter the bar is [Redacted] and if outdoor seating is permitted, this will mean I will basically never be able to open my windows as the noise levels will be unbearable. I am aware of this already, as when the square is busy with Patrons, it is incredibly loud [Redacted] therefore, if the public are then to be sat [Redacted] - I just believe the situation will be somewhat uninhabitable on a long term basis & unfortunately do not look forward to residing [Redacted] sports bar (although they have not disclosed this in their application- a tenant in cotton house has had verbal consent that they plan to play sports events. I can only imagine the nuisance and patrons this will attract directly below me!

Thank you.
[Redacted]

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Fw: Ref: 256231/CT4: Second City, Unit 1, Cotton Square, Ancoats, M4 5EP

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

Tue 06/04/2021 08:39

From: [REDACTED]

Sent: 05 April 2021 19:14

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

Subject: Ref: 256231/CT4: Second City, Unit 1, Cotton Square, Ancoats, M4 5EP

Good evening,

I've recently been informed that the licencing at this premises is being considered for Second City.

I cannot see any supporting information on the portal, but have been advised that the extract is planned to vent into a residential street containing high level roof terraces. I work on a lot of similar projects, requiring ventilation and I must say this does not sound the most sensible solution – the unit has obviously not been designed for this purpose. I understand that there is a fine balance between commercial ventures and residences in Ancoats – which is what makes it unique – but this does not seem an appropriate occupant.

I would like to object for the following reasons:

1. Threat to public safety – particularly to residents through increased crime / disorder.
2. There are a number of residents of Cotton House with young families and many who (like me), when allowed would like to host relatives with young children. This proposed use has the potential to conflict with this, by making it potentially unsafe for children and all residents.
3. Public nuisance: Noise / vibration nuisance to residents in the surrounding area, particularly Cotton House – given the type of operator and knowledge of their unit nearby I can imagine this will be considerable.
4. Public nuisance: Odour nuisance – the seemingly poorly designed ventilation route is planned to expel onto an area which contains high-level terraces.
5. Public nuisance: Smokers are likely to congregate in front of the entrance (next to the resident's entrance) – so likely odours / litter.

This unit has been on the market for a long time, so I appreciate the owner must be keen for it to be occupied, but this unit does not appear to have been designed for this use. I urge the Council to consider the appropriateness of licensing this unit. If you do consider it to be an appropriate use, then can I request that you place restrictions on opening hours, bin-emptying hours etc., add management provisions to ensure people don't loiter / smoke at the entrance and also demand revisions to the ventilation route to avoid ventilating into habitable areas (i.e. a route to the highest point of the front block instead – which contains plant).

Many thanks,

[REDACTED]

[REDACTED]

Fw: Objection to proposal for Sports Bar in Cotton House

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

Tue 06/04/2021 08:39

[REDACTED]

From: [REDACTED]
Sent: 05 April 2021 18:13
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Cc: [REDACTED]
Subject: Objection to proposal for Sports Bar in Cotton House

Dear Sirs,

I believe an application has been made for a licence for a Sports Bar on the ground floor of Cotton House in Ancoats. This application I believe has been made by Second City, who previously occupied another site in Cutting Room Square before it closed.

We strongly object to this licence being granted to Second City, as [REDACTED]. Whilst we always knew that this was a commercial space, we were led to believe that a family style Restaurant would occupy this space in keeping with similar family orientated establishments such as Canto, NAMM, Rudy's and The Counter House – not a sports bar.

We object for the following reasons:

1. Second City's business model has already led to their clientele causing multiple instances of drunken and violent disturbances in Cutting room square over last summer. Their business model attracts a younger male element looking for all day drinking whilst watching sport. Why would granting them a licence to open up 50 yards away from the previous location reduce the risk of this continuing to happen?
2. There is limited access and outside space in this location, leading to gatherings that could be another potential flash point from rival sports fan's congregating before or after the matches they are planning to screen.
3. The noise from inside and outside the venue will be a very clear disturbance to the residents of Cotton House as well as adjacent residents.
4. There are young families with children in Cotton House who will no doubt be subjected to football ground language fueled by alcohol when Second City encourages sports fans to attend all day sports events. Plus having to witness the previously experienced alcohol driven sports rivalry violence this type of establishment attracts.
5. The cutting room square development, its current businesses and residents are the pride of Manchester and show a diverse, young forward thinking example of how Manchester should want to be viewed by the rest of the UK. Why would you want to risk turning this

into a place for drunken young football fans to gather, drink and inevitably fight? The city council needs to think bigger, surely Manchester has moved on.

Regards,



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Fw: Objection : Second City Ref : 256231

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

Tue 06/04/2021 08:40

[Redacted]

From: [Redacted]
Sent: 05 April 2021 15:51
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Cc: [Redacted]
Subject: Objection : Second City Ref : 256231

Dear Sir/Madam

I hereby wish to register my objection in the strongest possible terms to the granting of a licence, reference no. 256231.

The proposed site for the kitchen extraction unit lies directly in between residential units and, given that this will run all day, will create pungent smells and reduce the air quality considerably. I strongly object to the proposal and I demand that this be reviewed.

Further, the existing site for Second City was well known for attracting anti social behaviour and creating public disturbances. The relocation of this business into a residential block will further serve to exacerbate the problem as it is directly below flats and apartments. This is unacceptable and I voice my objection in the strongest possible terms.

I trust that this objection will receive your serious attention as I assume the City Council treats the safety of its citizens as a high priority.

Sincerely

[Redacted Signature]

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Video footage was provided by this resident which has been provided to the applicant and to the Panel but has not been included in these papers.

Fw: Ref: premises licence application 256231

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

Tue 06/04/2021 08:40

[REDACTED]

From: [REDACTED]

Sent: 05 April 2021 14:02

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

Subject: Ref: premises licence application 256231

Dear [REDACTED]

I write to you in relation to the licensing application for Second City at Unit 1, Cotton Square, Ancoats.

First and foremost I would like to seek clarification as to why work has already commenced on this unit to convert it in to a bar when the consultation period is still open?

The work that has already begun has already become a major nuisance massively impacting our ability to work from home. I have attached a video of the noise so you can see this. Additionally, we have logged a noise complaint case with the council as the fit out of the unit is extremely disruptive with work being undertaken today on bank holiday Monday (which I thought was illegal). The out of hours noise complaints team have attended my property and witnessed the noise as well as the work that is going on in this property.

Secondly, in the licence application, specifically part 3 Operating Schedule, Second City have not ticked any boxes relating to the the provision of regulated entertainment (such as indoor sporting events etc) however I have personally spoken to the managing director of Second City and he has confirmed verbally he has every intention to continue to show live sport events as per previous licensing arrangements when he operated from a different unit within the square. Please can you clarify?

With regards to the licensing objectives, I highlight my concerns.

The Prevention of Crime and Disorder

- I have concerns about the level of crime and disorder already increasing in Ancoats.
- Last year fights outside of Second City whose business model revolves around showing sporting events attracted a number of people in summer months with video footage detailing brawls leaving a girl unconscious widely publicised in the MEN. Myself and other residents have major concerns about Second City going in Unit 1 as 4 townhouses and 3 apartments like directly above this unit.

The Prevention of Public Nuisance

- I am already concerned about the fitting of the unit as a public nuisance as demonstrated by the video I have attached. The drilling work that is going on in the unit at present can be heard (and the vibrations felt) to the top floor [REDACTED].
- In terms of the concern going forwards, I am greatly concerned given the amount of noise I can already hear [REDACTED] that a unit of this size, once filled with 150 people in a restaurant / watching live sporting events is going to be heard [REDACTED].
- [REDACTED]
- Additionally, we have concerns about this size of unit being used as a restaurant because there is only one entrance and exit to the unit, on Blossom Street, [REDACTED], as well as right next to the front door which leads into the Cotton House development. On sporting days Second City has had many people outside of its front door watching the sporting event from outside of the building, again another major concern.

Public Safety

- Noise disturbance does not only fall under public nuisance but also under public and environmental health as noise pollution can have extremely damaging effects in noise sensitive areas, especially where commercial units are directly underneath residential properties.
- Second City have already shown they do not abide by local regulations nor are they considering their neighbours before they have even begun operating. Therefore, I have no reason to believe that should we encounter any form of issue with Second City once they are operating that they will abide to any rules or requirements of the proposed licensing arrangement.
- Additionally the kitchen that is required for a restaurant of this size is going to create a significant amount of cooking fumes with the extractor directly letting out next to bedrooms and roof terraces.

Overall

- I strongly oppose Second City being granted a license for this unit as they have shown complete disregard for their neighbours already.
- They have undertaken work illegally on a bank holiday.
- They intend to operate a business which will create significant amounts of noise that has a high risk of impacting the health of neighbouring residents.
- The ventilation system is in too close of a proximity to the residents living spaces and is a risk to health and wellbeing.

I would be grateful if you could let me know how we stay abreast of the developments with this application, as well as how we can voice our opposition either face to face or over Zoom.

Regards,

[Redacted]

[Redacted]

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