

PLEASE NOTE: ALL REPRESENTATIONS AND SUPPORTING EVIDENCE MUST BE SUBMITTED TO MANCHESTER CITY COUNCIL WITHIN 28 DAYS, STARTING THE DAY AFTER THE PREMISES IN QUESTION MAKES AN APPLICATION (TO FIND OUT THE CLOSING DATE CALL THE LICENSING UNIT ON 0161 234 4512)

ABOUT YOU		PLEASE NOTE: LICENSING OFFICERS, LICENSING COMMITTEE MEMBERS AND THE APPLICANT CAN VIEW THE INFORMATION PROVIDED ON THIS FORM
Your first name (required)	Your last name (required)	
Bernard	McMenamin	
Your address including postcode (required)		
Trading Standards Service 1 Hammerstone Road Manchester M18 8EQ		
Contact email address	Contact phone no	
Bernard.McMenamin@manchester.gov.uk	0161 234 1589	

ABOUT THE PREMISES
Application Ref No. (if known):
LPA 256242
Name of the Premises about which you would like to make a representation:
202 Kitchen
Address of the Premises (including postcode if known):
Unit B5 & B6, Left Bank, Manchester, M3 3AN

YOUR REPRESENTATION
Please outline your representation below and continue overleaf. This should be the likely effect of the grant of the licence / certificate on the licensing objectives on and in the vicinity of the premises in question. (Please continue on a separate sheet of paper if necessary)
<p>The Trading Standards Team have assessed the likely impact of the granting of this application taking into account a number of factors, including the conditions offered and times applied for and any potential risk that the granting of this application could lead to issues which do not uphold the licensing objectives specifically the protection of children from harm.</p> <p>The application is for a licence for the sale of alcohol on and off the premises in a city centre location.</p> <p>When considering the application, the Trading Standards Team have given consideration to Manchester City Councils Statement of Licensing Policy 2016 – 2021.</p> <p>The original application addresses many key points in protecting children from harm in this application but will benefit from these additional conditions.</p> <p>Giving consideration to the above application, the Trading Standards Team therefore recommend that if the application is granted we would ask for the following conditions.</p> <p>1. All staff engaged in the delivery of alcohol will be trained with regards to the Challenge 25 policy and proxy sales to persons under 18. This training will be documented, and training should be refreshed at no</p>

greater than 12 monthly Intervals. If a delivery service is to be used, confirmation of their challenge 25 policy and frequency of training should be provided to the licencing team.

2. At the point of delivery, the Challenge 25 policy should be operated. The only ID that should be accepted is a passport, photo driving licence, PASS accredited proof of age card or military identification card.
3. The Premises Licence Holder will ensure that a sticker is applied to all consignments of alcohol. It shall read "Note to delivery service, this package contains age restricted products. Ensure recipient is over 18".

Supporting Evidence: In addition to your own written / oral testimony to the Licensing Sub-Committee, you may wish to provide evidence to support your representation. You will need to show how this evidence relates to the premises in question. Examples of supporting evidence include oral testimony, written testimony, noise records, video or photographic material, crime and disorder data, other statistical data, reports etc.)

From: Bernard McMenamin <bernard.mcmenamin@manchester.gov.uk>
Sent: 20 April 2021 10:19
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: FW: Unit B5 & B6, Left Bank, Manchester M3 3AN

I have received this agreement to the conditions I made should the application be accepted. Will I need to attend the hearing?

Regards
Bernard

From: [REDACTED] >
Sent: 20 April 2021 09:50
To: Bernard McMenamin <bernard.mcmenamin@manchester.gov.uk>
Cc: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Unit B5 & B6, Left Bank, Manchester M3 3AN

Dear Bernard,

I hope this finds you well.

Copying in Patrick Ware from the licensing team.

I apologise for the delay in coming back to you regarding the conditions you requested in your objection (attached). I am making quite a few of these applications currently and it has been a case of switching attention from one to another as and when circumstances require. That hasn't been helped by the reopening of hospitality, which has kept me exceptionally busy and I am sure the same is true for you.

I have spoken to my client and they are happy to agree the three conditions you have suggested as follows:

- 1. All staff engaged in the delivery of alcohol will be trained with regards to the Challenge 25 policy and proxy sales to persons under 18. This training will be documented, and training should be refreshed at no greater than 12 monthly Intervals. If a delivery service is to be used, confirmation of their challenge 25 policy and frequency of training should be provided to the licencing team.*
- 2. At the point of delivery, the Challenge 25 policy should be operated. The only ID that should be accepted is a passport, photo driving licence, PASS accredited proof of age card or military identification card.*
- 3. The Premises Licence Holder will ensure that a sticker is applied to all consignments of alcohol. It shall read "Note to delivery service, this package contains age restricted products. Ensure recipient is over 18".*

Would you kindly confirm to Patrick that takes care of concerns and that your objection can be treated as withdrawn?

Many thanks.
Kind regards,
Luke

Luke Elford

Woods Whur 2014 Limited

Tel: + [REDACTED] / [REDACTED] / Twitter: [REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James's House, 28 Park Place, Leeds LS1 2SP

Cllr 1

From: Joan Davies <cllr.joan.davies@manchester.gov.uk>

Sent: 06 April 2021 23:51

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

Subject: Representation. Premises Licence (new) 256242/PW5: 202 Kitchen, Unit B5 & B6, Left Bank, Manchester, M3 3AN, (Deansgate ward)

Please find my representation, on behalf of Councillor Johns and myself, attached.

Please acknowledge receipt and inform me of the hearing date

Regards

Joan Davies

Councillor Joan Davies

Labour Councillor for Deansgate Ward, Manchester City Centre

07795 635 027

Representation from Councillor Joan Davies, supported by Councillor Marcus Johns

Premises Licence (new) 256242/PW5: 202 Kitchen, Unit B5 & B6, Left Bank, Manchester, M3 3AN, (Deansgate ward)

I wish to make a representation on this licence application. Please notify me of the date of the hearing planned for this application. I would be happy to discuss this application with the applicant and or solicitor representing the applicant in advance of the meeting. It might also be appropriate for there to be an opportunity to discuss this application with those residents who have made a representation.

I am not aware of the applicant having made any overtures to the residents living above the premises. This is disappointing. The location is within Leftbank 2 and Leftbank 6 buildings, largely residential with 120 apartments and approx 200 people including families, children and key workers, living above the premises which I believe will operate outside areas on both sides – front and back – of the building.

I am aware that these premises cover previously licenced areas as run by licenced restaurants Zizzi and Gourmet Burger. As I recall, when these two licences were established, there was some engagement between the applicant and the local councillors and residents. Assurances were given that the restaurants would run as restaurants and measures were adopted to ensure that this was the case. It is known that some premises operate as restaurants for a large part of the time, but that at late hours in busy periods they become stand up bars. A restaurant is likely to be far less of a disturbance to residents than a stand-up bar and so I do have concerns about the ability to meet the licensing objection of preventing public nuisance.

This application describes a restaurant, and then offers steps to achieve the licensing objections. I have some comments and questions about these.

Firstly, I would like to know whether these 'steps' are offered as licence conditions?

A number of the steps seems superfluous, unnecessary, or inapplicable to a restaurant

Specifically

No 3 : limiting readmittance after certain hours – restaurants do not need such a condition. Bars might

No 4 ‘Waiter/waitress service shall be available at all times that the Premises is open for Licensable Activities.’ What restaurant would not have waiter/waitress service?

No 5 ‘Substantial food etc ‘ as above

No 6 – ‘All sales of alcohol for consumption off the premises shall only be to customers in person or via a delivery service’ is this to avoid taxi collection?

No 32 ‘The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway.’ Few restaurants have queues. They apply to late night very busy drinking establishments. Queues do tend to produce noise, If the restaurants are so popular that people are waiting it should be possible to have an alternative system using mobile phones and to prevent queues after certain hours.

No 37. ‘The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 200 persons’. Are there 200 covers? If not, the number should be reduced. If it is a restaurant there should be no standing customers.

No 38. ‘From 22:00 daily the Premises Licence Holder shall designate a member of staff as responsible for customer welfare.’ I am uncertain as to the purpose and implication of this condition. Why is customer welfare a concern in a restaurant?

Taken as a whole these steps seem more applicable to the needs of a busy bar. In fact, step 30 ‘The premises licence holder shall ensure that any customers drinking and/or smoking outside the premises and in external areas do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.’ does not mention dining at all, and seems to have been lifted from a licence in a different location.

One step which could be added would be a requirement that alcohol is only served to patrons who have ordered food.

I have other concerns.

Step 26 refers to music played in external areas. Which should be background only. In the hard surfaced landscape in Spinningfields noise travels in unexpected ways. Residents living above these areas will not wish to listen to the restaurant’s choice of music in their own homes. It would be simpler to have no external music. I believe this is appropriate for premises located underneath people’s homes. This allows residents quiet enjoyment of their own space, for relaxation, for study, for conversation and, increasingly, for work.

In addition, the external hours are listed as until 23.00 hours. Elsewhere in Spinningfields, in and around Leftbank, premises have external hours until 22.00, in recognition of the residential nature of the area.

In addition, the smoking area is not defined, and no time limitation is started for smoking. Again, this can lead to nuisance for residents living above, both of noise and of cigarette smoke.

The steps make no recognition of the needs for residents to have access to their buildings unhindered by patrons of licenced premises. It is essential that entrances are kept clear so that people returning home are not having to pass through customers, or smokers. This needs discussion with residents.

The waste and delivery hours are too generous to the premises, and will cause further disturbance, i.e. public nuisance, to residents. These need adjusting. 7.00am in particular is far too early. There are good examples elsewhere.

I haven't spotted a condition relating to throwing glass waste into bins. Perhaps I have missed this.

I am concerned about the late-night delivery service causing problems to residents, particularly given the road access issues in the area. There also needs to be a condition relating to the management of taxis etc late at night.

I am very concerned that, despite clear guidance in Manchester's Licensing Policy, the applicant seems to have made no real or detailed appraisal of the area in which they hope to operate. It is an area with a large number of residents, a mature residential postulation, many of whom have made a long-term commitment to city centre living. It is an area with a high level of pedestrianised space, which limits vehicular access to the premises. It is an area where hard landscapes bounce noise around. It is an area where a number of premises have sensibly restricted hours of operation, outdoor activity, delivery and waste collection., to accommodate the mixed-use nature of the area.

I have to consider that even if the current applicants are determined to deliver a successful restaurant operation which does not revert to a standing bar during busy periods, the application, if granted will be available to any future operators who might possibly take over the space. It is essential therefore that the licensing conditions are appropriate to the area. I believe it is possible to amend the conditions and hours to achieve a licence which respects neighbouring needs and ensures that the licensing objective of preventing public nuisance can be achieved.

Regards

Joan Davies
Councillor, Deansgate Ward

Res 1

From: [REDACTED] >
Sent: 13 March 2021 08:26
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Reference: 256242/PW5

Dear Sirs

I wish to write to you to strongly contest the above planning application. As a resident of Leftbank, having a premises directly below that can stay open to past midnight, serve alcohol until after midnight, and play music will be so detrimental to my daily life. The noise pollution will be terrible and it's bad enough with the other establishments in Spinningfields. It's not just the music from the venue but it's the screeching and shouting when the customers leave the venue, it's the smoke from the cigarettes in the smoking area and it's the extra traffic from taxis on small private roads that are not fit for this purpose...Our entrances to the car parks already get blocked off enough by taxis as it is.

I would also like to add that Leftbank has been identified as a building which requires intensive remediation works as a result of the introduction of the EWS1. This means they residents cannot sell or move because these flats are now unsellable. I am therefore stressing to you that I am trapped living in this flat for the foreseeable and I am begging you not to make this experience even more stressful and un-enjoyable by granting this licence.

I await your response.

Kind regards
[REDACTED]

Res 2

From: [REDACTED] >

Sent: 13 March 2021 20:10

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

Subject: LICENCE REF. NO 256242/PW5: 202 KITCHEN, UNIT B5 & B6, LEFT BANK

Dear Sirs

I would like to strongly object to the above licence being granted. I am a resident of Leftbank and it i believe it will be a detriment to the area and to my life as a resident. The licensing hours are far too late, the music is disruptive and so are the customers leaving the venues so late at night. They scream and they shout and it's absolutely horrific to live with. I cannot move because my apartment is currently subject to the fire safety issues affecting the majority of properties in Manchester. I am therefore stuck for the foreseeable and frankly this licence would make my life a living hell and I can do nothing about it because I cannot move out.

There are 390 apartments in Leftbank and frankly it is therefore a residential area, the licence must reflect that.

I re-iterate that I strongly object to this application.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Res 3

From: [REDACTED] >

Sent: 14 March 2021 12:52

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

Subject: Licence application 256242/PW5: 202 Kitchen, Unit B5 & B6, Left Bank, Manchester, M3 3AN

To the Premises Licensing team,

I'm writing in relation to the licence application 256242/PW5 for 202 Kitchen in the Left Bank building. I live in this building directly above these two units (address can be provided if required).

My comments on this licence are to ask that the conditions are made consistent with the other bars/restaurants locally (specifically for the Dockyard and Refinery). My understanding is that the Dockyard's outside seating area can only be used until 10pm - I would ask that the 202 licence is aligned with this. The same with delivery and rubbish disposal hours - I believe the 202 licence hours are more generous than for the Dockyard, etc but cannot see the current Dockyard licence online to be able to quote the specifics.

Finally, the issue of taxi down/pick up needs to be careful controlled as there is meant to be no stopping on the road directly outside these units and taxis queueing up here could cause quite a lot of noise nuisance given how close it is to a large number of flats in this building.

Thank you,

[REDACTED]

Res 4

From: [REDACTED] >
Sent: 14 March 2021 17:42
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Application 256242/PW5

Hi

I have serious objections and concerns regarding the application "256242/PW5".

This is in a residential apartment block with over 300 dwellings in the immediate vicinity and I believe the quoted hours of opening/service are excessive.

I believe the following reasons will inevitably cause both a public nuisance and disorder:

- This application for a late night bar is directly within a residential block of apartments
- The serving of alcohol after 11pm
- A large outdoor drinking/dining area directly beneath over 100 residential bedrooms
- No public road access allowing for drop off and taxi pick-up, which leads to loud exiting of premises - as is the case with The Refinery
- Excessively early and late access for deliveries and waste collection

Please let me know if you have any questions regarding my concerns noted in the above.

Thanks

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

Res 5

From: [REDACTED] >
Sent: 14 March 2021 20:02
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Application 256242/PW5

Hi

I have serious objections and concerns regarding the application "256242/PW5".

This is in a residential apartment block with over 300 dwellings in the immediate vicinity and I believe the quoted hours of opening/service are excessive.

I believe the following reasons will inevitably cause both a public nuisance and disorder:

- This application for a late night bar is directly within a residential block of apartments
- The serving of alcohol after 11pm
- A large outdoor drinking/dining area directly beneath over 100 residential bedrooms
- No public road access allowing for drop off and taxi pick-up, which leads to loud exiting of premises - as is the case with The Refinery
- Excessively early and late access for deliveries and waste collection

Please let me know if you have any questions regarding my concerns noted in the above.

Thanks

[REDACTED]

Res 6

From: [REDACTED] >
Sent: 16 March 2021 14:21
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Units 5 & 6 Leftbank 2 Spinningfields M3 3AF

Dear Sir/Madam

I am writing to voice my objection to the proposed application for a licensed premises in Units 5 & 6 under Leftbank [REDACTED].

My objections are the following:

I think the hours of trading should be in line with The Refinery and Dockyard - closing at 10pm.

Due to added waste collections and delivery hours, particularly at weekends, I feel they need to be at times that do not disturb residents. This is a residential area with many apartments in the area and whilst I appreciate we all live in the city and therefore should expect an element of noise I do think the area is extremely noisy and unsociable in the hours after 11pm as people spill out from neighbouring restaurants and bars.

There should be more security in the area making sure people do not congregate outside when leaving the premises. Prior to lockdown there was a lack of adequate security patrolling.

Kind regards

Yours faithfully

[REDACTED]
Leftbank resident

Res 7

From: webfeedback@manchester.gov.uk <webfeedback@manchester.gov.uk>

Sent: 16 March 2021 15:58

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

Subject: Make representation to a licensing or gambling application

Question	Response
<i>First name:</i>	██████████
<i>Last name:</i>	██████
<i>Building number or name:</i>	████
<i>Street:</i>	████████████████████
<i>Area:</i>	Manchester
<i>Postcode:</i>	████████
<i>Email :</i>	████████████████████
<i>Application reference number:</i>	256242/PW5
<i>Premises name (if known) and full address this representation relates to:</i>	202 Kitchen, Unit B5 & B6, Left Bank, Manchester, M3 3AN
<i>Which of the licensing objectives are relevant to your comments on this application: :</i>	The prevention of crime and disorder
<i>Which of the licensing objectives are relevant to your comments on this application: :</i>	The prevention of public nuisance
<i>Please state your comments on this application :</i>	Reference: 256242/PW5 Premises: 202 Kitchen, Unit B5 & B6, Left Bank, Manchester, M3 3AN Applicant: Level202 Ltd I make representation as a leaseholder and resident at █████ Lefbank

Question

Response

Manchester, as the licence will affect my property and my enjoyment of my property. My objections to the application are made on the grounds of prevention of crime and disorder and the prevention of public nuisance.

The proposed opening times of the venue are considered too late for a residential area, the front courtyard of the vacant units is very much an atrium (surrounded by Leftbank 2 and 6) and therefore sound is projected which causes a nuisance to the residents. I would therefore request that all service outside is restricted and completed by 10:00pm and the venue closes at 11:00pm all nights of the week including bank Holidays, as below

Provision of regulated entertainment indoors (live music, recorded music):

- Fri to Sat 10pm to 11PM

Non standard timings:

- Until 11pm on a Bank Holiday Sunday

Provision of late night refreshment:

- Sun to Thu to 11pm and Fri to Sat to 11pm

Non standard timings:

- Until 11 pm on a Bank Holiday Sunday

The supply of alcohol for consumption both on and off the premises:

- Sun to Thu 11am to 11pm
- Fri to Sat 11am to 11pm midnight

Non standard timings:

- Until 11pm a Bank Holiday Sunday

Opening hours:

- Sun to Thu 11am to 11pm
- Fri to Sat 11am to 11pm

Non standard timings:

- Until 11pm on a Bank Holiday Sunday

With respect to the profession of crime and disorder the premises need to have security door services all evenings of the week from 8pm to one hour after closure at 11:00 pm. The application refers on a number of occasions to "respect the needs of local residents and use the area quietly" this is my experience does not happen, customers leave the premises and continue to scream and shout oblivious to the residential area, security is needed to move along customers out of the estate and take responsibility.

I would also comment:

No music to be played in external areas this "background level only" music is an unnecessary nuisance which can not be regulated outside and will be projected around the building.

Any external areas should be kept closed from 10:00pm daily except for customers permitted to use the areas to smoke. A designated smoking area with mechanical ventilation/filtration should be insisted on to reduce the level of smell and passive smoke.

All outside tables and chairs shall be rendered unusable by 9:30pm each day.

With respect to the nuisance, noise and disruption to residents from deliveries at 7am this is unacceptable and inconsiderate, no delivery is silent therefore:

No deliveries to the premises shall take place between 22:00 and

Question**Response**

09:00 on all day.

No collections of waste or recycling materials (including bottles) from the premises shall take place between 22:00 and 09:00 on all days.

No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 22:00 hours and 09:00 hours all day.

Please consider the above representations.

██████████

16 March 2021

Res 8

From: [REDACTED] >

Sent: 18 March 2021 20:00

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

Subject: Licence application 256242/PW5 202 Kitchen Units B5 & B6 Left Bank

I have the following comments to make regarding this licence. In summary

- I welcome the occupation of the two retail units
- The hours of operation exceed the practice of the other licenced premises in Spinningfields
- The proposed security and dispersal policies are insufficient for a venue potentially hosting 200 patrons
- Insufficient consideration to the residents living immediately above and around the premises
- Dispersal and proximity of taxis is a wider issue with the proposed bus gate on Bridge Street and previous issues with Salford venues

As an aside, the retail units are 'managed' by Workman and we have found them to be inadequate in enforcing their duties therefore the relationship between the venue and Left Bank residents is extremely important.

Specific points:

- The other retail units on Left Bank close at midnight even though their individual licences allow them to operate much later. This means music and late night refreshments are also curtailed
- There is no clear definition of the use of outdoor space except for smoking. The other retail units stop outside service at 10pm in respect for the Left Bank residents
- The issuance of a telephone number and a personal licence holder on site is greatly welcomed. Assurance that it will always be answered and appropriate action taken in the event of a query/complaint is requested regardless of how busy they are.
- The layout of the new premises with entry/exit points is not available to understand how security will be implemented but only 2 SIA licenced officers seem insufficient for 200 patrons.
- Notices to ask patrons to leave the venue quietly is insufficient. There must be a policy to manage the patrons and vocally remind them to be quiet and move away from the immediate area as quickly as possible. Equally, any queuing outside should be managed.
- Vehicle access is an issue as there isn't any parking around Left Bank, as a largely residential building., and there are strict parking rules around Spinningfields. This pushes vehicles onto Bridge Street. There are issues with retail units in Salford (specifically Menagerie) with cars (private and commercial) and we do not want any comparable issues. The proposed Bus Gate could impede easy vehicle dispersal
- Smoking areas should be restricted and carefully maintained with smells and waste minimised. Left Bank is a no smoking building and residents do not want to smell smoke (real or artificial).

- Outside activity including the moving of table and chairs, deliveries, waste disposal and waste collection should not occur after 10pm or before 8am for the consideration of residents. Ideally this should extend to 9am at the weekends and on all Bank Holidays.

I look forward to understanding changes to the licence and would happily discuss any of the points raised.

Regards

[Redacted]

[Redacted]

Res 9

From: [REDACTED] >

Sent: 25 March 2021 17:18

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

Subject: Re: 202 Kitchen

Hi

[REDACTED]

I would like to understand where people will be allowed to smoke , will this be confined to a specific area , will this be allowed outside after 2300 , if this is not managed it could be a nuisance and if there is smoking around the entrances of the building for residents this could impact health . The building is deemed to be a fire risk due to cladding and internal walls issues has this been considered

There will be an increase in noise and nuisance, with people leaving the building how will this be managed has the impact of the increase in traffic been considered, taxis parking and using the horn , cars being outside and revving engines all experienced with menagerie

Regards

■

Res 10

From: [REDACTED] >
Sent: 31 March 2021 19:11
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Regarding premises license application 256242PW5: 202 Kitchen, Unit B5 & B6, Left Bank, Manchester, M3 3AN

Dear Sir/Madam

I object to this application on the grounds that it does not match the licence agreements with the other license premises in the immediate vicinity and will therefore cause us increased numbers of disturbed night's sleep. The allowance of live music under a residential block would be particularly problematic due to the creation of penetrating base sounds.

Further; should this license be granted, surely the other local businesses would wish to be granted the same.

I look forward to hearing your response.

Yours Sincerely,

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

Res 11

From: [REDACTED] >

Sent: 01 April 2021 17:20

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

Subject: Regarding premises license application 256242PW5: 202 Kitchen, Unit B5 & B6, Left Bank, Manchester, M3 3AN

Dear Sir/Madam

I object to the current application as referenced above.

Unless properly managed this business will blight the lives of the people living in the immediate 150 residential properties above - 250 people approx. - including families, children and key workers on shifts. Other licensed premisses locally manage to operate without the need to stay open until so late, or have live music. Why can you not limit the use of outdoor space to 10pm in line with other immediate premises - Dockyard & Refinery as examples plus Slug & Lettuce?

Then there is the matter of deliveries and waste management (especially glass) – why cannot hours be limited to between 8am and 8pm especially at weekends & Bank Holidays?

Our experience of living near the Menagerie – in the New Bailey complex - is that taxis will clog up the access road - sounding their horns in frustration – well after the official closing time as the revellers ‘enjoy themselves’ outside waiting. Also residents need access to the building using the same access road that these taxis will be clogging, leading to upset. We need clear access to residential entrances (especially LB2) remove any risk of a feeling of intimidation or vulnerability - especially for lone women. Experience has shown that this requires active management of taxi / vehicle arrivals and pick-up

Please can these issues be sorted before the licence is granted so that the residents and the customers of this new business can co-exist in harmony?

I look forward to hearing from you.

Yours Sincerely,

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