



**MANCHESTER
CITY COUNCIL**

Licensing & Out of Hours Compliance Team - Representation

Name	M Stewart
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	Matthew.stewart@manchester.gov.uk
Telephone Number	07976 904 089

Premise Details

Application Ref No	256643
Name of Premises	Northenden Untapped
Address	67 Church Road, Manchester, M22 4WD

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.

We, the Responsible Authority for Environmental Health, are submitting a representation following the application for a licence variation at Northenden Untapped, 67 Church Road, Manchester M22 4WD to:

1. Amend condition 2 of annex 3.
2. Remove condition 4 of annex 3.
3. Add the following condition: 'There shall be no external drinking or dining after 10pm daily.'

We have assessed the likely impact of the grant of this application; taking into account a numbers of factors, including: the nature of the area in which the premises is located; the hours applied for, and the potential risk

that the granting of this license could have on the 4 statutory licensing objectives, which the Licensing Act outlines as:

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

The grounds for representation are:

- the prevention of public nuisance

We are concerned that if this application for a variation of the conditions on the licence is granted in the current format, it will undermine the statutory licensing objectives, namely the prevention of public nuisance and impact adversely on local residents, businesses and other licensed premises in the area.

The premises is situated on Church Road and the intended courtyard area for off sales is adjacent to Consul Street; this will also be the area customers will access the courtyard. This courtyard is in close proximity to residential dwellings and may give rise to a public nuisance from noise and obstruction on Consul Street.

We also have concerns that as the area on Consul Street is unadopted this area may be used for the placing of tables, chairs and/or other furniture from the premises and lead to the premises using this area for off-sales.

The Licensing and Out of Hours Team in our capacity as the Environmental Health Responsible Authority agree to approve this licence application with the following amendments to the proposed conditions to further support licensing objectives within the Licensing Act 2003:

Additional conditions

- No furniture or any other items associated with the premises will be placed on Consul Street;
- The premises licence holder and designated premises supervisor will prevent customers from congregating on Consul Street;
- Litter bins shall be provided at the premises in sufficient capacity to ensure that customers can adequately dispose of any litter;
- The premises and immediate surrounding area shall be kept clean and free from litter at all times the premises are open to the public;

Recommendation: Approve with Conditions (Outlined Above)

REPRESENTATION FROM RES 1

From: [REDACTED]

Sent: 27 March 2021 11:50

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

Subject: Amendment to license application for Northenden Untapped, 67 Church Road, Manchester. M22 4WD

I wish to oppose the granting of this amendment for outside drinking for this establishment.

When going through initial licensing application, we discussed this and they agreed this would not happen. During the reopening in July they put out tables that took up the area down Consul Street, on the pavement, not promoting social distancing and not allowing people to pass on the pavement without walking on the roadway or crossing to the other side of Consul Street.

I shall be contacting my local councillors on my concerns.

Looking forward to your response.

Yours sincerely,

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

REPRESENTATIONS IN SUPPORT OF APPLICATION:

REPRESENTATION FROM CLLR 1

From: Madeleine Monaghan <cllr.madeleine.monaghan@manchester.gov.uk>

Sent: 14 April 2021 12:47

To: [REDACTED]

Cc: Premises Licensing <Premises.Licensing@manchester.gov.uk>; [REDACTED]
[REDACTED]

Subject: Northenden Untapped Church Road Northenden Manchester M22

I would like it noted that I fully support the opening of Northenden Untapped, Church Road, Northenden.

I fully support the application for a pavement licence on Consul Street.

I fully support the application for a small beer garden in the rear of the property.

Northenden Untapped is a small family owned and family run Bar on the corner of Church Road and Consul Street in Northenden.

It is owned and operated by [REDACTED]

It originally opened 18 months ago, with some restrictions, but has remained closed during Lockdown.

It has fully complied with every condition and request made by MCC and it's agents.

The Family are seeking to reapply for its Licence, hopefully with none of the restrictions previously made.

It is an extremely well run Bar, is a valuable asset to our local community and adds to the local offer. It contributes to many local charities, regularly holding Charity Events to support our local community.

As a local woman and resident, I find it a very safe place for women.

Kind Regards

Madeleine Monaghan

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

REPRESENTATION FROM CLLR 2

From: Mary T. Monaghan <cllr.mary.monaghan@manchester.gov.uk>

Sent: 20 April 2021 16:02

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

Subject: Northenden Untapped reference 129835/JO/2021

Hello

I wish to support the application for a license by Northenden Untapped, Church Rd.

This bar has improved the area and has attracted and welcomed both local residents and new visitors from outside Northenden.

Northenden is enjoying and benefiting from a younger demographic who are looking for a more contemporary place to socialise.

This is the first of it's kind and hopefully will attract similar businesses.

I have lived in Northenden for 31 years and having this bar to meet friends and family is perfect and encourages me and others to stay local and support other local places too.

It also has regular fundraising activities and events to help with local causes and very often donates to St Luke's, Benchill to support the food bank and breakfast clubs.

The owners are responsible, reliable and are committed to running a good bar, they always consider and communicate well with neighbours and the wider community.

I truly believe we would be lost as a district centre without Northenden Untapped. They have my full support.

As a councillor living [REDACTED] I have only ever had one concern raised since it opened. This was addressed by the owners.

All other comments remain supportive and in favour.

Please approve this application

Best wishes

Mary

REPRESENTATION FROM RES 2

From: [REDACTED]

Sent: 16 April 2021 14:20

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

Cc: [REDACTED]

Subject: Northenden Untapped Bar

Dear sirs

We write to lodge our support for the Licensing Application from Northenden Untapped Bar on Church Road, Northenden.

Kind regards

[REDACTED]
[REDACTED]

[REDACTED]

Sent from my iPhone

REPRESENTATION FROM RES 3

From: [REDACTED]
Sent: 19 April 2021 21:23
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Northenden Untapped planning permission

Good evening Licensing Authority team,

I am contacting in relation to your considerations of the renewal of the license for Northenden Untapped in my capacity as a very close neighbour to the bar location.

I believe you have contacted residents living on Consul Street but not properties on [REDACTED] so I'd like my thoughts recorded please.

I live at [REDACTED] and our back garden overlooks [REDACTED] Northenden Untapped at the top of the road. I have lived at this address for 15 months and one of the things that encouraged me to go ahead with the purchase of this house was the fact that Untapped was so close by and it was immediately my 'local'.

The bar has created an amazing community spirit in the area, I have been lucky enough to get to know [REDACTED] quite well, they have been fantastic with all their customers during the pandemic even offering to deliver wine & beer deliveries to the house and their use of social media has created a sense of community while people have been kept separate through distancing laws.

They always support other local businesses and the pizza meals they supplied were inspired making sure profits were made not only by the bar but by the local pizza parlour too.

I can confirm that there is no noise nuisance from the bar (unlike the noise that came straight down Consul Street from the small bar on the other side of Church Road which got very rowdy during last summer when it converted from being a café to a bar).

Please take my email as positive vote for you to agree [REDACTED] planning request to enable him to reopen Untapped and continue to work alongside our little Church Road community, the pandemic has been cruel to many people and we need more [REDACTED] in the new Covid world!

Please confirm receipt of my email.

Regards,

[REDACTED]

REPRESENTATION FROM RES 4

From: [REDACTED]
Sent: 20 April 2021 15:43
To: [REDACTED]
Cc: Premises Licensing <Premises.Licensing@manchester.gov.uk>; [REDACTED]
Subject: Fwd: Northenden Untapped Church Road Northenden Manchester M22

To whom it may concern.

I would like it noted that I fully support the opening of Northenden Untapped, Church Road, Northenden.

I fully support the application for a pavement licence on Consul Street.

I fully support the application for a small beer garden in the rear of the property.

Northenden Untapped is a small family owned and family run Bar on the corner of Church Road and Consul Street in Northenden.

It is owned and operated by [REDACTED].

It originally opened 18 months ago, with some restrictions, but has remained closed during Lockdown.

It has fully complied with every condition and request made by MCC and it's agents.

The Family are seeking to reapply for its Licence, hopefully with none of the restrictions previously made.

It is an extremely well run Bar, is a valuable asset to our local community and adds to the local offer. It contributes to many local charities, regularly holding Charity Events to support our local community.

As a local resident, I find it a very safe place.

Kind Regards

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

REPRESENTATION FROM RES 5

From: [REDACTED]
Sent: 20 April 2021 16:52
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Northenden Untapped

Good afternoon,

I support the application by Northenden untapped 100%. As a younger adult living in Northenden, it's just what we need to stay local and support local and be with our friends. They are a great bar who support local causes and look after their premises and outside. There has never ever been any trouble in this bar. Without this place I would be going to West didsbury and socialising there, taking trade away from Northenden.

Please grant the licence

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

REPRESENTATION FROM RES 6

From: [REDACTED]

Sent: 21 April 2021 08:12

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

Subject: Northenden untapped

Good afternoon,

I support the application by Northenden untapped 100%. As a younger adult living in Northenden, it's just what we need to stay local and support local and be with our friends. They are a great bar who support local causes and look after their premises and outside. There has never ever been any trouble in this bar. Without this place I would be going to West didsbury and socialising there, taking trade away from Northenden.

Please grant the licence

Kind regards

[REDACTED]

From: [REDACTED]

Sent: 22 April 2021 08:57

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

Subject: Re: Northenden untapped - please provided full name (256643/GO)

My full name is [REDACTED]

REPRESENTATION FROM RES 7

From: [REDACTED]

Sent: 20 April 2021 18:46

To: [REDACTED]

[REDACTED] Premises Licensing <Premises.Licensing@manchester.gov.uk>;

Mary T. Monaghan <cllr.mary.monaghan@manchester.gov.uk>

Subject: Northenden Untapped

Dear all,

I would like it noted that I fully support the opening of Northenden Untapped, Church Road, Northenden.

I fully support the application for a pavement licence on Consul Street.

I fully support the application for a small beer garden in the rear of the property.

Northenden Untapped is a small family owned and family run Bar on the corner of Church Road and Consul Street in Northenden.

It is owned and operated by [REDACTED].

It originally opened 18 months ago, with some restrictions, but has remained closed during Lockdown.

It has fully complied with every condition and request made by MCC and it's agents.

The Family are seeking to reapply for its Licence, hopefully with none of the restrictions previously made.

It is an extremely well run Bar, is a valuable asset to our local community and adds to the local offer. It contributes to many local charities, regularly holding Charity Events to support our local community.

Many thanks,

[REDACTED]

From: [REDACTED]

Sent: 22 April 2021 08:28

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

Subject: Re: Northenden Untapped - option to provide address (256643/GO)

Good morning Ms Howden,

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

Many thanks,

[REDACTED]