

REPRESENTATION FROM RES 1

From: [REDACTED]
Sent: 28 April 2021 19:29
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Flawd, New Islington - Concern

Hi there,

I am writing in relation to the below application.

[https://secure.manchester.gov.uk/info/200063/licences_and_permissions/582/ancoats_and_beswick
- current licence applications/5](https://secure.manchester.gov.uk/info/200063/licences_and_permissions/582/ancoats_and_beswick_-_current_licence_applications/5)

I live on the [REDACTED] development, and think a wine bar would be a great addition to the area, however, I have the following concerns/queries;

- 1) Will it have outdoor seating (**prevention of public nuisance**)? If so, like Cask further down the Marina, will this be removed no later than 10pm and customers asked to move inside?
- 2) Regards smoking (**public safety**), will these be banned from immediately outside of the venue? As I live on the first floor, I wouldn't want a constant smell of smoke emanating to my or my neighbours balcony.
- 3) I am concerned by the late serving hours, particularly in this residential area (**prevention of public nuisance**). The application states serving until 11.30pm and closing at midnight on the weekends. I would ask that this be reduced to 11pm serving and 11.30pm closing, fairly aligning with Cask operating hours.

In my opinion, I think Cask and it's staff sets a great example on how it respects its neighbours. Alignment to Cask's modus operandi would be fantastic.

Many thanks for your time,

[REDACTED]

[REDACTED]

REPRESENTATION FROM RES 2

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

Sent:06 May 2021 07:40

To: [REDACTED]

Subject:Re: 257513/HH1

Hi [REDACTED], I have logged the information you have provided as a representation against the above application. You have the option to provide your address should you choose to do so - the information will assist the Sub Committee in deciding what weighting should be given to your objection when they decide the outcome. Your address will be passed on to the applicant (in accordance with the Licensing Act) but will be redacted from any papers that are in the public domain. Kind regards, Helen

From: [REDACTED]

Sent:03 May 2021 19:12

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

Subject:Re: 257513/HH1

Apologies, I've correct errors in my below comments.

I also wish to add that this premises immediately opens onto a canal and marina basin that has no barriers to the deep water, therefore I believe it is dangerous to have any extended selling of alcohol or opening hours beyond 11pm for the safety of those visiting the premises and those residents that live here.

Thank you,
[REDACTED]

On Mon, 3 May 2021 at 19:07, [REDACTED] wrote:

Reference application for Flawd, New Islington.

I am making comments on this application in regards to the prevention of crime and disorder, public safety and the prevention of public nuisance.

The application states provision of late night refreshment for 30 minutes between 11pm and 1130pm Friday and Saturday only. I am concerned that this will extend the noise of patrons entering and exiting the premises, this is a residential area and the development this resides in has lease conditions that do not allow any noise to cause a disturbance beyond 11pm at night. The opening hours at the same time is until midnight, which is an unreasonable time for disturbances to be made in such a residential area, when this premises is directly underneath apartments and right next to residential houses.

The same applies on a Sunday, that whilst alcohol sales cease at 11pm, the premises remains open until 1130pm. I am concerned about the affect of noise and disturbances again to those living directly above this premise and the residential houses next to it.

The marina where this is situated is common area to cause noise and disturbances to residents who live here along with the amount of alcohol being consumed by those frequenting this area. I therefore believe this premises will encourage this further with the opening times and serving times of alcohol. Once patrons have left the premises, the owners will have no control over the noise and disturbances caused to those living directly above and residential houses next to these premises.

The lease terms on all the residential properties next to and above these premises prevent any noise from 11pm, therefore the same conditions should apply to these premises.

I therefore believe that the premises should be closed by 11pm at night and there should not be an extended time to be open or to serve alcohol.

The premises is in the middle of a residential area, with further residences being built. The area is advertised for families with children and is opposite New Islington Free Primary School, therefore it is not appropriate for later opening to be granted.

I am therefore against the approval of this application.

Kind regards,
[REDACTED]

AGREEMENT WITH RES3

From: [REDACTED]
Sent: 28 May 2021 12:48
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: FW: Flawd, Unit 3 Mansion House (DJR1/1)

Good afternoon,

Please also see below confirmation that [REDACTED] representation is agreed, on the basis of the addition of the same condition.

Kind regards,

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: 28 May 2021 at 10:48:01 BST
To: [REDACTED]
Subject: Re: Flawd, Unit 3 Mansion House

Thank you very much, [REDACTED]. I do feel more reassured about the plans, and look forward to seeing how it works out. We at Mansion House have talked about - perhaps half jokingly - about having a Mansion House residents only Flawd pre-launch/soft launch! Just thought I'd put it out there in case you like the idea.

best of luck,

[REDACTED]

On Thu, 27 May 2021 at 10:53, [REDACTED] wrote:
Dear [REDACTED]

I hope you are well,

My name is [REDACTED] and I will be the owner and operator of Flawd, Unit 3 Mansion House.

You are of course aware that, through my company, I have applied for a premises licence for this space. The Council have forwarded your objection on to me and I have since been able to review this in detail and consider the concerns raised. I understand and fully appreciate your concerns and I am confident that my team and I will be able to address them.

Firstly, I'd like to provide you with a bit more detail about who we are, our backgrounds and what the offering in the premises will be.

[REDACTED] and I moved to New Islington at the end of 2019 to start our new business together. We opened the doors to Higher Ground in February of 2020, a pop-up restaurant concept at Kampus, only to be shut down due to Covid five weeks in. Since then, we have been forced to do everything within our means to keep our team of five together in the hope that we can soon open a permanent offering which can support us all.

As a group of individuals we are deeply connected to agriculture and have worked at some of the most sustainably-minded restaurants around the world. Over the past year we have set up Cinderwood Market Garden for the purpose of providing Manchester and its restaurants with higher quality, organically-

grown produce. We intend to use as much of this produce, grown only an hour away, in the wine bar at Mansion House as well as supporting local farms by serving charcuterie and cheese.

Flawd will be a concept that's rooted within the community and the focus will be on serving natural wine, produced with no pesticides and chemicals, grown by winemakers who care not only about their final product but also about the greater environment.

I'm hopeful that you'll agree that this will be a positive asset to our growing neighbourhood.

Secondly, I'd like to address some of the specific concerns that have been raised, as follows:

1. The use of the external area

The proposal is for this to be used for consumption by our customers of food and both alcoholic and non-alcoholic drinks. However, concerns have been raised with regards to timing. We have no intention of allowing customers to eat or drink outside after 9pm. We would be happy to offer the following condition be attached to the licence:

'The external area shall cease to be used for drinking and dining at 21:00 daily.'

2. Smoking

We are happy to ensure that customers do not smoke within the area immediately outside our premises to ensure that smoke does not rise into apartments. Smokers shall be directed to smoke away from the frontage of the premises, and shall be monitored by staff to ensure that noise is kept to a minimum.

Indeed, generally, noise from customers externally and when arriving/leaving shall be monitored carefully by me and my staff. I am conscious that we'll need to carefully supervise dispersal from the area, particularly towards the end of the evening, to ensure that customers are mindful that there are residents in the vicinity.

3. Litter

We have offered the following condition as part of our licence application:

'The exterior of the building shall be cleared of litter at regular intervals.'

We will ensure that this is strictly monitored, and indeed this is in our interests as well as yours – we want our premises to be situated in an attractive and well looked after area at all times.

We will be selling items at our premises for customers to take off the premises with them, but these products will be well presented deli items to take home. They will not be the sort of items that customers would consume on the street and discard, but to dial down this risk further, we would be happy to advise customers when purchasing that they should not do so in the vicinity.

4. Hours

I understand that there are some concerns with regards to the hours. We have considered this carefully but do consider the hours applied for to be reasonable in the area, particularly in light of the sort of operation we propose.

To clarify, what we seek in terms of hours/opening is for last orders for the sale of alcohol to be 11pm Sunday to Thursday and 11.30pm Friday and Saturday. There will then be a 30 minute period after that for customers to disperse, so all customers will be gone from the premises and the area by 11.30pm and midnight respectively. These slightly later hours would therefore be weekends only.

As I have said, we'll monitor and control this dispersal very carefully towards the end of the night, with staff at the exit and outside the premises advising customers specifically that they should leave the area quietly.

I really hope that the above assists in addressing your concerns in relation to this application, and would be most grateful if you could confirm.

However, if you have any outstanding queries or if you'd simply like to put a face to a name I'd be more than happy to meet with you – either in person or remotely depending on what you'd be most comfortable with. Please do let me know if this would assist at all and if so let me know some dates and times that would work for you over the next couple of weeks and we can look to make arrangements.

I look forward to hearing from you.

Kind Regards, [REDACTED]

REPRESENTATION FROM RES 3

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

Sent:20 May 2021 21:55

To:[REDACTED]

Subject:Re: Flawd, New Islington (HH)

Hi [REDACTED] I have logged the information you have provided as a representation against the above application. You have the option to provide your address should you choose to do so - the information will assist the Sub Committee in deciding what weighting should be given to your objection when they decide the outcome. Your address will be passed on to the applicant (in accordance with the Licensing Act) but will be redacted from any papers that are in the public domain. Kind regards, Helen

From:[REDACTED]

Sent:20 May 2021 20:12

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

Subject:Flawd, New Islington

Hello,

I think the only concerns I have is for noise late at night and potentially additional litter. It would be such a shame if bottles etc got into the marina.

For noise, it looks like the licence is till 11:30pm most of the time inside and outside the unit. I think Abel Haywood has a policy where outside drinkers have to leave or go inside at 10pm out of respect for the local residents. I think this would be much better than just saying that it would not be noisy. It most definitely will be.

Does "The supply of alcohol for consumption both on and off the premises" mean that people can be seated outside to drink? or does it mean they will sell alcohol for you take home?

- Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises.
- No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. "

How can this be known? Will there be a person there telling people to be quiet? I don't understand how this can be implemented or enforced. If a complaint is made from a resident, what would be done, if anything?

Thank you very much for this consultation.

AGREEMENT WITH RES4

From: [REDACTED] >
Sent: 28 May 2021 12:48
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: FW: Flawd, Unit 3 Mansion House (DJR1/1)

Good afternoon,

Please see below confirmation that [REDACTED] representation is now agreed.

At the foot of the chain is the information provided by my client – including an additional condition which has been agreed by my client as follows:

'The external area shall cease to be used for drinking and dining at 21:00 daily.'

Kind regards,

[REDACTED]
From: [REDACTED] >
Date: 28 May 2021 at 09:36:46 BST
To: R [REDACTED]
Subject: Re: Flawd, Unit 3 Mansion House

Hi [REDACTED],

Thank you for providing more information, it has been very reassuring.

Please understand that when we first saw the application it was without context and the only information given, alluded to 10:30a.m-11:30pm drinking on the premises, seven days a week, with mention of vibration from music and a doorman.

There was mention of how the vibrations from the music would be mitigated etc and admittedly all of this fed the imagination negatively initially.

I do understand now that this wasn't your actual plan for opening hours, just a necessary part of applying for a part of your license. That was my main concern, along with the doorman and morning drinkers!

Of course, as residents we love having quality places like yours to visit and feel very lucky to have these places right on the doorstep.

If you need me to do anything else, apart from wish you luck, then let me know.

Have a great weekend,

[REDACTED]

Thanks for coming back to me so quickly. I'm more than happy to answer any questions that you may have – and if any of the below is unclear as I say, I'd be very happy to meet with you at your convenience.

We will predominantly be an organic wine bar and bottle shop which will also serve food (such as the charcuterie and cheeses I mentioned) and sell deli produce and wine to take home. The hours that we

are applying for would be entirely usual for many hospitality concepts including, as you mention, a noodle bar or restaurant.

Our proposal for the space is probably best described as a hybrid model (as indeed many hospitality premises are these days), and do not plan to be simply a bar, seven days a week from morning until night. We will usually be open five days a week, Wednesday to Sunday, and daytime hours will mainly be on the weekend. We've applied for the licence seven days a week to give us the flexibility to use it sometimes, but most often we'll be closed on a Monday and Tuesday.

We would not for a second imagine that this would negatively impact and affect the value of your (or any other) apartments, and would hope in fact for the opposite of this.

I understand that you would not want a premises to disturb the peaceful environment and I would like to assure you that this is certainly not our intention. We want to be a neighbourhood premises that nearby residents enjoy coming to - we certainly don't want to disturb you. The premises will be a bar, but a relaxed one selling organic products for people to enjoy. The premises will be predominately seated with tables both inside and outside.

We have not applied for any regulated entertainment (live/recorded music etc) – we would simply have low level background music for ambience. We have confirmed as part of our application that we will risk assess the need for door staff (as this is something that the authorities expect to see), but given the hours, location, type of offering and customers we intend to attract, we certainly do not consider that our risk assessment will conclude that they are necessary. This will be a relaxed, low-key bar premises that encourages inclusion for everybody in the local community.

We understand that we will need to manage the premises carefully and ensure that our customers are respectful in terms of noise carrying and I'm absolutely confident that we are able to do that, particularly given the type of premises that ours will be and our experience working within hospitality.

Again, if you'd like any further information or would like to meet me to discuss further once you've had the chance to consider in more detail, please do let me know.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

On 27 May 2021, at 11:46, [REDACTED] wrote:

Hi [REDACTED]

I will look more closely at it tonight when I get home, but thought I'd ask a few more questions.

Also, before saying my thoughts, can I just also say that I fully appreciate that your business is like your baby and I am sorry that our interests aren't aligning on this occasion and that by opposing your plans, I will also be causing you some distress on some level. Interests aside, I do wish you the best irrespective of the outcome and who knows what that will be at this stage.

Thanks for your email, from skim reading I can tell that this is possibly not the model that I had thought of when envisaging a 'bar'.

I'm still a bit confused by the concept - would you say it is a bar, in the traditional sense, or an eatery? Or something I've not considered? Will there be music playing? A doorman? Tables inside?

I'm happy that you live in New Islington and are able to appreciate the gem that it is. We have only just had the joy of moving in, after carefully considering whether an apartment could truly offer the homeliness of a house and the family life promised by the development.

Obviously we did ask before buying about the plans for the units and were told that there would probably be: a hairdressers, a wine and deli shop (this was likely with yourselves in mind), a noodle bar and possibly a restaurant of some sort.

For me, if I would have been told there would be a bar underneath us, operating seven days a week from morning til night time, I would have reconsidered the move. Also, I would think it would affect the value of the apartments.

This is not to discredit your idea, it sounds amazing and sounds like the kind of place I would go to. However, the magic of living in the place that we do, is that the marina is somehow peaceful in the evenings. Access is blocked from a certain time, which helps to achieve this, but also, residents are incredibly respectful of each other in the building.

We are not 20 somethings who wanted to live in the heart of the city, we want a relaxing home, with little delis, cafes, shops etc in easy reach.

We also want the nightlife, but not literally on the doorstep, unless of course, I'm misunderstanding the concept.

Living in the building, I can tell you that noise travels very easily via our doors. We have all added this to our snagging list for the developers to sort, but have been told the building has to 'breathe', so we have vents that must be open at all times and aside from this, our doors have large gaps around the frame through which noise escapes and enters. Because we are all equally invested in peace and quiet, somehow we manage to maintain it by being really mindful of noise.

Of course, any businesses and their respective customers in the units will create some disturbance, but I wouldn't imagine Mansion House would be the appropriate place for a bar.

Obviously you have not come to that conclusion, but maybe that's because you aren't a resident in the building, or again, maybe I haven't fully understood the concept.

They are my initial thoughts, if you reply back I can look again tonight,

All the best,

On Thu, 27 May 2021 at 10:54, [REDACTED] wrote:

Dear [REDACTED]

I hope you are well,

My name is [REDACTED] and I will be the owner and operator of Flawd, Unit 3 Mansion House.

You are of course aware that, through my company, I have applied for a premises licence for this space. The Council have forwarded your objection on to me and I have since been able to review this in detail and consider the concerns raised. I understand and fully appreciate your concerns and I am confident that my team and I will be able to address them.

Firstly, I'd like to provide you with a bit more detail about who we are, our backgrounds and what the offering in the premises will be.

██████ and I moved to New Islington at the end of 2019 to start our new business together. We opened the doors to Higher Ground in February of 2020, a pop-up restaurant concept at Kampus, only to be shut down due to Covid five weeks in. Since then, we have been forced to do everything within our means to keep our team of five together in the hope that we can soon open a permanent offering which can support us all.

As a group of individuals we are deeply connected to agriculture and have worked at some of the most sustainably-minded restaurants around the world. Over the past year we have set up Cinderwood Market Garden for the purpose of providing Manchester and its restaurants with higher quality, organically-grown produce. We intend to use as much of this produce, grown only an hour away, in the wine bar at Mansion House as well as supporting local farms by serving charcuterie and cheese.

Flawd will be a concept that's rooted within the community and the focus will be on serving natural wine, produced with no pesticides and chemicals, grown by winemakers who care not only about their final product but also about the greater environment.

I'm hopeful that you'll agree that this will be a positive asset to our growing neighbourhood.

Secondly, I'd like to address some of the specific concerns that have been raised, as follows:

1. The use of the external area

The proposal is for this to be used for consumption by our customers of food and both alcoholic and non-alcoholic drinks. However, concerns have been raised with regards to timing. We have no intention of allowing customers to eat or drink outside after 9pm. We would be happy to offer the following condition be attached to the licence:

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Indeed, generally, noise from customers externally and when arriving/leaving shall be monitored carefully by me and my staff. I am conscious that we'll need to carefully supervise dispersal from the area, particularly towards the end of the evening, to ensure that customers are mindful that there are residents in the vicinity.

3. Litter

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'The exterior of the building shall be cleared of litter at regular intervals.'

We will ensure that this is strictly monitored, and indeed this is in our interests as well as yours – we want our premises to be situated in an attractive and well looked after area at all times.

We will be selling items at our premises for customers to take off the premises with them, but these products will be well presented deli items to take home. They will not be the sort of items that

customers would consume on the street and discard, but to dial down this risk further, we would be happy to advise customers when purchasing that they should not do so in the vicinity.

4. Hours

I understand that there are some concerns with regards to the hours. We have considered this carefully but do consider the hours applied for to be reasonable in the area, particularly in light of the sort of operation we propose.

To clarify, what we seek in terms of hours/opening is for last orders for the sale of alcohol to be 11pm Sunday to Thursday and 11.30pm Friday and Saturday. There will then be a 30 minute period after that for customers to disperse, so all customers will be gone from the premises and the area by 11.30pm and midnight respectively. These slightly later hours would therefore be weekends only.

As I have said, we'll monitor and control this dispersal very carefully towards the end of the night, with staff at the exit and outside the premises advising customers specifically that they should leave the area quietly.

I really hope that the above assists in addressing your concerns in relation to this application, and would be most grateful if you could confirm.

However, if you have any outstanding queries or if you'd simply like to put a face to a name I'd be more than happy to meet with you – either in person or remotely depending on what you'd be most comfortable with. Please do let me know if this would assist at all and if so let me know some dates and times that would work for you over the next couple of weeks and we can look to make arrangements.

I look forward to hearing from you.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

REPRESENTATION FROM RES4

From: [REDACTED]

Sent: 20 May 2021 14:08

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

Subject: Comment regarding Flawd application.

Good afternoon.

I am [REDACTED] [REDACTED], New Islington, the building in which the wine bar in question would be located.

I would like to object to the proposed licensing hours on the premise that this would potentially cause a nuisance to residents, namely from the consumption of alcohol by the customers at the proposed bar, from 10am until late at night, every day of the week.

Voices tend to get louder after such activity and our building is residential, set within a neighbourhood that is attempting to encourage families, couples and so on, to settle here and feel at home. The city

centre, with its bars and nightclubs, is a stones throw away, but far enough that our building can feel like a home.

The marina can be a busy place at the best of times, but thankfully it has measures in place, such as the restrictions of access to Cotton Field Park after a certain time in the evening, that also foster peace and quiet at night time, which is when residents often walk dogs, or sit on balconies/ terraces etc.

The residents in our apartment block go to a lot of effort to keep noise to a minimum, as noise travels through the building and we are mindful of each other's presence. I am concerned that although the proposal mentions that noise and vibrations will not travel, that after living in this building I don't see how this could be true. Especially given that customers will never have the same sensitivities to the noise they are making, than residents.

Finally, our building is still not finished and only a small proportion of the flats that will be available have actually been occupied by residents at this moment in time.

I feel I must object on my own behalf and I suspect that the residents moving in over the coming months would also share the same concerns with the proposal.

██████████