



Licensing & Out of Hours Compliance Team - Representation

Name	Steve Harrison
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	[REDACTED]
Telephone Number	[REDACTED]

Premise Details	
Application Ref No	REF 258021
Name of Premises	The Clubhouse
Address	Unit A1 and A2, Irwell Square, Left Bank, Spinningfields, Manchester, M3 3AG

Representation
<p><i>The licensing and Out of Hours Team have assessed the likely impact of the grant of this application, considering several factors, including the nature of the area, the proximity of residential properties and the hours applied for. The applicant has submitted an operating schedule that indicates how the premises intend to operate. Some of these conditions offered by the applicant were vague and required more clarity.</i></p> <p><i>The area the premises propose to utilise is within Spinningfields specifically Irwell Square and this area enjoys a mixture of licensed premises that already operate close to a large residential building. These premises already have stringent licence conditions attached to their licences, particularly regarding the prohibition of outdoor speakers and closure of outdoor areas by 23.00hrs.</i></p> <p><i>In consideration of the Statement of Licensing Policy section 7.25 it is my belief that any music or relevant outdoor activity in the outside area after 23.00hrs will lead to noise nuisance. I would also like to draw attention to The Manchester Standards section 8.</i></p> <p><i>In particular the following: -</i> <i>Consideration should be given to the risk of nuisance from music breakout from the premises and include all appropriate measures.</i> <i>Relevant measures could include</i> <i>Prohibition of the external playing of amplified music</i> <i>Restriction of the hours of operation of outside drinking areas.</i></p> <p><i>On 31 May 2021 I visited the premises who were operating under a Temporary Event Notice and spoke to the Bar Manager Adam. On arrival the outside area did not match the plan submitted. Benches had been provided and surrounded by a wooded fence. Adam called this "the smoking area". The fire alarm panel was showing warning fault lights. The fire exit door had been obstructed by a beer barrel and a gas canister was free standing near to the customers area outside the bar. The copy of the Temporary Event Notice</i></p>

was not present on the premises nor was the SIA signing in register. Adam was unable to demonstrate the CCTV was operational as he had no monitor to use for this.

Licensing and Out of Hours have also received a noise complaint regarding singing and chanting from the premises on 29th May 2021. The complainant has provided a video of the incident. Ongoing enquiries to obtain CCTV footage from the premises to determine how the management of the external area operated are ongoing.

As a result of these assessments the Licensing and Out of Hours Team have concerns that the granting of the licence in its current format, is likely to lead to the licensing objectives of Public Safety and The Prevention of Public Nuisance being undermined.

Licensing and Out of Hours have offered some proposed changes to the applicants operating schedule. We believe that the operators will consider all the advice and recommendations that have been provided from our visit and that the issues identified will be addressed before the premises operate again. With these changes to the operating schedule being accepted we believe the four licensing objectives can be fully promoted.

The proposed changes to the operating schedule below are awaiting confirmation from the operator.

OPERATING SCHEDULE

A) The Prevention of Crime and Disorder

1. A CCTV system shall be maintained and operated at the premises with cameras positioned both internally and externally.
2. Recorded CCTV images will be maintained and stored for a period of twenty-eight days and shall be produced to the Police or Licensing Authority upon request.
3. CCTV will be in operation at any time a person is in the premises. Where CCTV is recorded onto a hard drive system, any DVDs subsequently produced will be in a format so it can be played back on a standard PC or DVD player.
4. Any person left in charge of the premises must be trained in the use of any such CCTV equipment and be able to produce CCTV images to an officer from a responsible authority upon request.
5. SIA registered door staff shall be employed at the premises, in accordance with a risk assessment, to be carried out by the DPS. When employed, door staff will wear high visibility armbands.
6. When employed, a register of those door staff employed shall be maintained at the premises and shall include:
 - (i) the number of door staff on duty;
 - (ii) the identity of each member of door staff, **and their SIA badge number in full**
 - (iii) the times the door staff are on duty.
7. Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area.
8. Staff will be trained in the requirements of the Licensing Act 2003 with regard to the Licensing Objectives, and the laws relating to underage sales and the sale of alcohol to intoxicated

persons, and that training shall be documented and repeated at 6 monthly intervals.

9. A refusals book will be maintained at the premises and made available to an officer of a responsible authority upon request.

B) Public Safety

1. An adequate and appropriate supply of first aid equipment will be stocked in the first aid box and will be available at the premises at all times.

2. The premises shall operate a pre-opening and closing checklist to ensure all appropriate steps have been taken before the premises are open to the public and at the close of business each day. These checklists shall be recorded and kept for a minimum of six months and made available to an authorised officer

3. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.

4. The premises shall maintain an Incident Log that records all important and relevant incidents that occur at the premises and public liability insurance.

C) The Prevention of Public Nuisance

1. Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises.

2. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

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

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

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

6. A Dispersal and Smoking Policy will be implemented and adhered to.

7. The emptying of bins into skips, and refuse collections will not take place between 11pm and 7am

8. The outside seating area will be fully cleared of all plates, glass, food utensils etc by 23.00hrs and all customers shall have vacated this area by 23.00hrs except for customers smoking.

9. There shall be no external speakers in the outside area

10. No odour shall emanate from the premises that give rise to a nuisance.

D) The Protection of Children From Harm

1. A "Challenge 25" Policy shall be implemented in full and appropriate identification sought from

any person who appears to be under the age of 25. The only acceptable forms of ID are

photographic driving licences, passports, HM forces warrant cards, EU/EEA national ID card or

similar document or a form of identification with the "PASS" hologram.

2. Staff training will include the Challenge 25 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age

of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of staff before they commence employment

and all staff must receive refresher training every 6 months.
3. Notices advising what forms of ID are acceptable must be displayed.
4. Notices must be displayed in prominent positions indicating that the Challenge 25 policy is in force.

Recommendation: Approve with Conditions (Outlined Above)

From: [REDACTED]
Sent: 02 June 2021 11:21
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: RE: The Clubhouse REP

Hi Ashia,

I can confirm that my client is happy to agree to the amendments proposed in red by the OOH Team.

Kind regards,

[REDACTED]

Resident 1 (Agreed)

From: [REDACTED]
Sent: 14 May 2021 12:31
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Club House licence application - Reference: 258021/AM2

Dear Premises Licensing,

Re: Club House licence application - Reference: 258021/AM2
(Premises: The Club House, Units A1 and A2, Irwell square, Leftbank, Spinningfields, Manchester, M3 3AG)

We are writing with regard to the Club House licence application (Reference: 258021/AM2).

[REDACTED]
[REDACTED] are located. [REDACTED]
licence is granted.

We are concerned that the steps proposed by the Applicant are not sufficient to promote licencing objectives. We are particularly concerned that the Applicant (The Club House Ltd) has proposed very limited steps to meet the Prevention of public nuisance objective.

With respect to this specific licence objective, we welcome that the application states that:

“Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises”.

We do, however, find this condition insufficient on its own. If/when the licence is granted, the Club House will operate in a highly noise-sensitive area. Its premises are located within a residential building and situated directly below and across apartments. [REDACTED]
[REDACTED], we are particularly concerned that the licence Applicant has already installed external speakers which indicates that the amplified music will be played in the outdoor area. Noise from amplified music or voices from the outdoor area, are bound to cause noise nuisance to us residents if more specific conditions are not added to the licence to prevent it.

We therefore request that following 3 conditions are added to Applicant’s schedule of conditions under the Prevention of Public nuisance objective:

- 1. A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service, so as to ensure that no noise nuisance is caused to local residents or businesses. The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of officers from the Environmental Health Service and access shall only be by persons authorised by the Premises Licence holder. The limiter shall not be altered without prior agreement with the Environmental Health Service. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Health Service. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.*
- 2. All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.*
- 3. No speakers shall be located in the external areas.*

Please note that identical or similar conditions regarding the prevention of public nuisance have been included in the licences of all other premises which operate or have operated in Leftbank (i.e. Slug & Lettuce, Scene, Dockyard, Zizzi, etc.). These specific conditions have greatly helped to minimise a noise nuisance to Leftbank residents. Most recently the licence hearing for 202 Kitchen for Units B5 & B6 in Leftbank on 13/05/2021 has, following the discussion with objectors, added the above conditions to the Applicant's (i.e. 202 Kitchen) schedule of conditions. We see no compelling reasons for the Club House licence not to include the same conditions as well.

We strongly believe that adding the above conditions to the Applicant's licence would alleviate residents' noise concerns and help meet the licence objective of the protection of public nuisance.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]

AGREED 26/05/2021

From: [REDACTED]
Sent: 26 May 2021 17:03
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: RE: Acknowledgement of objection to premises licence application 258021AM2: The Club House, Unit A1 and A2, Irwell Square, Left Bank, Spinningfields, Manchester, M3 3AG - WHAT HAPPENS NEXT. (THE832/1)

Hi Ashia,

Thanks for this – could you forward the below on for me?

Thanks,

[REDACTED]

Dear [REDACTED]

Thanks for your email. I have discussed again with my client and they are keen to ensure that they work with residents on this.

As such, subject to you confirming that your objection is agreed on this basis, my client will also agree to the further condition that you propose, as follows:

'No speakers shall be located in the external areas.'

I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED] >

Sent: 21 May 2021 11:10

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

Subject: RE: Acknowledgement of objection to premises licence application 258021AM2: The Club House, Unit A1 and A2, Irwell Square, Left Bank, Spinningfields, Manchester, M3 3AG - WHAT HAPPENS NEXT. (THE832/1)

Dear Ashia,

Thank you for forwarding the applicant's representative email to us. Below is our response – please feel free to forward it on to Becki.

Many thanks

[REDACTED]
Dear [REDACTED]

Many thanks for your message.

We are pleased to hear that the Clubhouse has agreed to two of our proposed conditions. We also welcome their willingness to accommodate our concerns with regards to external speakers. However, we remain convinced that, even if only background music is played via external speakers, we are bound to be disturbed by it.

Please note that we, as well as many [REDACTED]. If we were exposed to constant external music around us during the day, even at relatively low levels, we would find it very disruptive. The same applies to our leisure time in the evening, when constant external music would certainly present a nuisance and interfere greatly with our normal activities.

Please also note that, as we mentioned in our representation, the Clubhouse outdoor area is placed in a highly noise sensitive area. For those who are not familiar with the area, it is located in a "passage" between two blocks of the Leftbank residential building, directly below and across a large number of apartments. In addition, above the Clubhouse outdoor seating there is the "bridge" part of the building linking the two blocs of the building, containing several apartments. Due to this design and the surrounding hard surfaces, noise reverberates and is significantly amplified. As a result, the noise level is much greater at higher levels (i.e. where the apartments are) than at the source of noise. This applies to both human voices and music which carry over upwards. We have already noticed this during the initial (temporary) opening of Clubhouse, during which time we could clearly hear noise from customer voices. While this cannot be helped, additional noise from music would only add to the nuisance to the residents.

For these reasons, we remain concerned that any music from external speakers, even with the limits proposed by the Clubhouse, would cause significant disruption and nuisance to us. We therefore urge the applicant to accept our proposal as originally worded and remove external speakers. We believe that that would confirm the applicant's full commitment to the prevention of public nuisance objective and their willingness to minimise "a noise nuisance to occupants of nearby premises" as stated in their application.

Kind regards,

[REDACTED]

From: Premises Licensing [mailto:Premises.Licensing@manchester.gov.uk]

Sent: 21 May 2021 07:59

To: [REDACTED]

Subject: FW: Acknowledgement of objection to premises licence application 258021AM2: The Club House, Unit A1 and A2, Irwell Square, Left Bank, Spinningfields, Manchester, M3 3AG - WHAT HAPPENS NEXT. (THE832/1)

Hi [REDACTED]

Please see email below from the applicant's representative in relation to your objection. Can you please advise asap if you agree or not to the condition proposed,

Kind regards

Ashia

From: [REDACTED]

Sent: 20 May 2021 14:47

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

Cc: Clubhouse Left Bank <clubhouse1mcr@hotmail.com>

Subject: FW: FW: Acknowledgement of objection to premises licence application 258021AM2: The Club House, Unit A1 and A2, Irwell Square, Left Bank, Spinningfields, Manchester, M3 3AG - WHAT HAPPENS NEXT. (THE832/1)

Hi Ashia,

Hope all is well with you. On the basis that [REDACTED] have asked not to be contacted direct, could I ask you to forward the below on to them?

Kind regards,

[REDACTED]

Dear [REDACTED]

I hope you are well. Further to your email below, by way of introduction I act for The Clubhouse in relation to their licence application

I have been able to discuss your proposed conditions with my clients, and can confirm as follows:

1. They would be happy to agree to your proposed condition with regards to a noise limiter.
2. They would be happy to agree to your proposed condition with regards to the closure of windows and doors after 21:00 hours.

With regards to external speakers, they would ideally like to maintain these if you are comfortable with this. It would be purely for ambient/background music, nothing that would be intrusive for you. Furthermore, the Spinningfields Estate actually has volume limits on any external speakers after a certain time in any case. Could we perhaps suggest the following wording:

- 3. 'The external speakers outside the premises shall be used for background music only. From 6pm onwards, the external speakers shall be limited to a maximum volume of 65db. From 9pm onwards the external speakers shall be turned off and no music shall be played externally.'*

If the above addresses your concerns in relation to this application, I would be most grateful if you could confirm.

Should you have any further concerns or queries, my client would be happy to meet with you to discuss and address these.

Kind regards,

█

█

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From: █
Sent:14 May 2021 12:31
To:Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject:Club House licence application - Reference: 258021/AM2

Dear Premises Licensing,

Re:Club House licence application - Reference: 258021/AM2
(Premises: The Club House, Units A1 and A2, Irwell square, Leftbank, Spinningfields, Manchester, M3 3AG)

We are writing with regard to the Club House licence application (Reference: 258021/AM2).

█
█ We will be directly affected if/when this licence is granted.

We are concerned that the steps proposed by the Applicant are not sufficient to promote licencing objectives. We are particularly concerned that the Applicant (The Club House Ltd) has proposed very limited steps to meet the Prevention of public nuisance objective.

With respect to this specific licence objective, we welcome that the application states that:

"Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises".

We do, however, find this condition insufficient on its own. If/when the licence is granted, the Club House will operate in a highly noise-sensitive area. Its premises are located within a residential building and situated directly below and across apartments. As we reside in one of these directly affected apartments, we are particularly concerned that the licence Applicant has already installed external speakers which indicates that the amplified music will be played in the outdoor area. Noise from amplified music or voices from the outdoor area, are bound to cause noise nuisance to us residents if more specific conditions are not added to the licence to prevent it.

We therefore request that following 3 conditions are added to Applicant's schedule of conditions under the Prevention of Public nuisance objective:

- 1. A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service, so as to ensure that no noise nuisance is caused to local residents or*

Resident 2

From: [REDACTED]

Sent: 24 May 2021 11:57

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

Subject: Reference: 258021/AM2 Premises:The Club House, Units A1 and A2, Irwell square, Leftbank, Spinningfields, Manchester, M3 3AG

Good morning

I am commenting on the above license application as a resident of LeftBank Apartments of which Units A1 and A2 are part of the retail units on the ground floors [REDACTED]. Irwell Square is the area below the bridge area and sits between 6 and 12 LeftBank. Many apartments have their living and sleeping areas overlooking this space. Sound echoes around Irwell Square so noise must be prevented and managed where this is not possible.

I refer to the recently granted licence application for 202 Kitchens, also part of the retail units below our homes and ask for the consistency in the licence conditions.

Latenight refreshments requested in line with their requested opening hours until 11.30.

What is the relationship between food and alcohol served at this time at this time?

What is their late-night admittance/readmittance? Are they open at this time for casual walk-ins purchasing alcohol only?

Request for alcohol to be available for on and off sales.

Why are off-sales required?

When would the last off-sale be permitted? We do not want customers drinking their off-sales around LeftBank or in the wider Spinningfields area

Noise from amplified music

1. There should not be any outside amplified sound and any external speakers should be removed

How will internal noise be measured and controlled?

2. Dispersal Policy must consider late night customers exiting into an area directly below resident's bedrooms. Their security staff must ensure customers are moved on quickly and quietly.
3. Doors and Windows should be closed from 9pm and not 11pm as quoted in the application.
4. The Smoking Policy must ensure smoke is not rising into resident's apartments.
5. All activities relating to deliveries, and collections of waste and recycling to be limited in consideration of residents.
6. Timings to be amended to no activity between 22.00 and 08.00 the following day
7. No activities on Sundays or Bank Holidays
8. The removal and disposal of bottle will not occur between 19.00 and 10.00 the following day in consideration of residents

Regards [REDACTED]

Resident 3

From: [REDACTED]
Sent: 01 June 2021 21:29
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Clubhouse Licence

Dear Sirs

I am writing to express an objection regarding the pending application for the Clubhouse licence.

[REDACTED] on the days that they have been open, I have found the noise levels to be very high and louder than any of the other surrounding bars in the area. The noise is pretty much constant, from around 2pm to close. The main cause of concern for me is the outside area, specifically the shouting, chanting, screaming and singing from the customers.

I do expect there to be some noise [REDACTED] but this has been really horrendous and, to me, amounts to a public nuisance.

I attach 3 videos to support my application.

[REDACTED]
[REDACTED]

Resident 4

From: [REDACTED]

Sent: 02 June 2021 09:39

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

Subject: The Club House, Units A1 and A2, Irwell square, Leftbank, Spinningfields, Manchester, M3 3AG - Reference: 258021/AM2

Dear Sirs,

I would wish to comment on the above licence application as noted below:

1. There is no dispersal policy this needs to be submitted and agreed.
2. The emptying of bins into skips is not acceptable , this should not be done after 10:00 PM or before 9:00 AM all days.
3. There is no provision for smoking, a smoking zone should be agreed with Leftbank residents.
4. Registered door staff should be on site on a Friday, Saturday and Sunday between 7:00 PM and close.
5. No music should be permitted externally
6. Due to the proximity of the venue to a number of bedroom accommodation the premises should be closed at 11:00 PM all nights.
7. Reference should also be given to the conditions of the recent 202 kitchen application.

Trust the above will be reviewed and I welcome any consultation.

Regards,

[REDACTED]
[REDACTED]

Resident 5 (AGREED)

The Club House Premise Licence Application Comments

Ref 258021/AM2

Submitted by [REDACTED] on 2nd June 2021.

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

[REDACTED]
[REDACTED]

For attention of Premise Licensing Team Manchester City Council

Please accept a number of comments and objections in relation to the Premises Licence for The Club House, Units A1 and A2, Irwell Square, Left Bank, Spinningfields. M3 3AG.

[REDACTED] e The Club House in 12 Left Bank, I have a number of concerns based on the licence application in its current form, particularly after observing the operation during the course of the recent bank holiday weekend.

I raised a complaint with the MCC 'Out of Hours' team on Sunday evening (30th), however was informed that no member of the team was available to visit the premises at that point due to staff illness.

1.0 General Objections

1.1 Non-standard timings for opening hours.

My interpretation of "from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day", is that The Clubhouse could technically operate throughout New Year's Eve through the night through the entire day on New Year's Day to 11:30pm on the same evening, continuously without closing.

If it is the case that my interpretation is correct, it does not seem appropriate for a bar to operate throughout the night and morning in a heavily built-up residential area and I object to this openness of this clause.

1.2 Outside terrace area opening hours.

The licence application does not reference opening and closing hours for the outside terrace area, with the implication that the outdoor terrace area is open for the same period of time as the internal bar e.g., Mon-Sun 10am to 11:30pm. It is not appropriate when the bar is

directly under the [REDACTED] for the outdoor terrace area to be open after 10:30pm, particularly on weeknights.

1.3. Contact point for residents and local businesses.

The licence does not commit to providing a publicly available phone number or alternative method of contact between Left Bank residents, businesses and the bar management team during opening hours, to enable the raising of issues informally.

2.0 The Prevention of Crime and Disorder

2.1 – Door staff and security

“SIA registered door staff shall be employed at the premises, in accordance with a risk assessment to be carried out by the DPS. When employed, door staff shall wear high visibility armbands” (Source: licence application)

- The statement does not include specifics of how many SIA registered door staff will be employed, what their start times will be, what their finish times (presumably after closing), and the days of the week that they will be working (ideally Friday, Saturday and Bank Holiday weekends).

“SIA registered door staff shall be employed he premises, in accordance with a risk assessment, to be carried out by the DPS. When employed, door staff will wear high visibility armbands” (source: licence application)

- At the bank holiday weekend, when there was a great deal of disruption, particularly in the external areas of the bar, there was one member of door staff, wearing an SIA logo jacket, but not wearing any registration card or high visibility arm band as committed to in the application. It seems odd to state this in their licence application, but not to implement the policy and leaves me questioning if the bar management team will adhere to the even the high-level points they have committed to in their original application.

2.2 Outdoor terrace

The open nature of the raised terrace platform has given rise on a number of instances to shouting and singing between groups of people who were sat in the bar on the terrace and on the thoroughfare underneath the Left Bank apartments bridge. During some of these occasions there was a mix of good-natured, albeit very loud singing, but on occasions there was shouting between customers sat on the terrace area in the bar, and groups of pedestrians walking underneath the Left Bank bridge by the side of the bar. I felt that this could seriously deteriorate bringing the risk of violence and disorder to the local area. There did not seem to be any intervention for the bar staff as this went on for some time and repeatedly.

2.3 The supply of alcohol for consumption off the premises

The ability to continue to sell take out alcohol up until the end of the licence hours of 11pm is very late and puts at risk groups of individuals buying large quantities of alcohol at “last orders” that could be consumed on or in the Spinningfields estate leading to the risk of disorder and disruption particularly to residents [REDACTED] as we try to enter the building.

2.4 Incident Management and Security

The application does not lay out the policy for how the bar will deal with serious crime and disorder in the bar or entrance/ exit points. The bar is directly next door to the entrance to the apartments in 12 Left Bank and we have a right to feel safe and secure entering and exiting the building.

3.0 Public Safety

3.1 Maximum Customers

There is no limit included within the application to the maximum number of customers within either the bar itself or the terrace area. I do not know if this is covered under fire regulations, but presume that under current application and as post Covid restrictions are lifted, that the capacity of the outdoor spaces is technically as many people as can be fitted in? This doesn't seem right in a residential area. In the event of a queue, there needs to be a policy that prevents disruption and access for residents to 12 Left Bank.

3.2 - COVID compliance

I raise concern related to the policies put in place to support the regulations required by bars/ restaurants. At the bank holiday weekend, there did not appear to be any signage related to “track and trace” check-in. Not one member of the bar staff, or waiting staff was wearing face masks either in the internal bar or external terrace areas as they moved around to serve tables.

4.0 The Protection of Children from Harm

4.1 Challenge 25 Policy

The application states that in relation to Challenge 25 policy:

“Notices advising what forms of ID are acceptable must be displayed”. (Source: licence application)

“Notices must be displayed in prominent positions indicating that the Challenge 25 policy is in force”. (Source: licence application)

On inspection at the May bank holiday weekend these points were clearly not being adhered to and there was no visible signage in prominent positions relating to Challenge 25, nor to acceptable forms of ID. I do not understand why policies committed to in the licence application have not been implemented.

5.0 The Prevention of Public Nuisance

5.1 Noise disruption and amplified music

“Noise from amplified music or voices shall not be such as to cause a nuisance to occupants of nearby premises”. (Source: licence application)

“No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. (Source: licence application)

“Notices will be positioned at the exists of the building requesting customers leave in a quite manner” (Source: licence application)

During the May Bank holiday weekend, the noise generated from The Clubhouse was causing increasing levels of disruption to the local area and particularly residents.

[REDACTED], I was able to hear the bass from the music amplification system, despite having my windows and balcony doors shut. This was audible in both my bedroom and sitting room and is unacceptable. As it was a nice day I decided to sit on my balcony and even wearing Bose Noise Cancelling headphones (at full noise cancelling setting) I could still hear shouting and screaming from The Club House.

On walking around the outside of the bar, the music was clearly audible and emanating from the building, including at the side of the bar where there are no obvious open windows or doors.

It seems that there is no sound limiting device in operation and the volume was frequently increased and lowered at various points during the day.

5.2 Doors and Windows

The opening of doors and windows until 11pm, is very late as Left Bank is primarily a residential location.

5.3 Rubbish Collection

Collection of waste and refuse from 7am (particularly at the weekends) is unreasonable given the residential nature of the location.

5.4 Dispersal and Smoking Policy

It is not reasonable for the application to say that *“a policy will be implemented and adhered to”*. This is incredibly open and subject to interpretation, it is not clear who agrees to the policy, whatever it may or may not include.

5.5 Speakers in outdoor terrace

Whilst there does not appear to be currently speakers in the outdoor terrace area, I think that in the interests of full clarity, a clause to prevent the addition of speakers in the outdoor areas should be included within the license.

6.0 Summary

The contrast between the management of The Club House and neighbouring bars and restaurants, including Scene, Slug and Lettuce, and Dockyard on Saturday 29th / Sunday 30th May, was huge. In Scene, Dockyard and, Slug and Lettuce, the management of noise levels and external areas was excellent and all three can happily be described as “good neighbours”. The Club House was a completely different experience with uncontrolled flow of people in the bar and external areas, loud noise emanating from the terrace in the form of shouting, screaming and singing, and amplified music blasting from inside the bar and audible in the Spinningfields complex and within the apartments. Fundamentally this made me question whether The Clubhouse has the capability to operate as a “good neighbour” unless a significantly higher level of specification is applied to the licence related to:

- Noise
- Amplification of music
- Complaints handling from local residents
- Dispersal policy
- Policy related to smoking and management of the outside terrace area.

I love living in the city centre and accept that there will be noise generated from bars and people, particularly as Covid restrictions are reduced. I have really enjoyed the city centre coming back to life, but a balance needs to be taken in what are predominantly residential areas such as Left Bank. Not every area of the city centre needs to be “party central”, nor as residents in the city centre should we be in a position where we must simply exist and put up with unacceptable levels of noise and disruption, we should be able to live and enjoy our homes and surrounding environment. In the Left Bank community, we have medical and key sector shift workers, a wide mix of age ranges including a higher proportion of older and retired residents than other buildings, and we have residents with long term illnesses, including myself, and therefore in the interests of health, rest is extremely important. It seems that we have good relationships and understanding with current operating businesses in the area, however, the Club House licence application must include strong provisions to ensure we continue to be able to enjoy the environment in which we live.

██████████ ██████████

From: [REDACTED]
Sent: 08 June 2021 12:20
To: [REDACTED]
Cc: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: RE: The Clubhouse - Licensing (THE832/1)

Hi [REDACTED]

No problem at all, that's lovely thanks for your confirmation.

I've copied in licensing here so that they can see you're agreed.

Licensing – there are various conditions that have been agreed with [REDACTED] and with other residents and Out of Hours. I'll send over a tracked operating schedule shortly so that you have all of these in one document.

Thanks,

[REDACTED]

From: [REDACTED]
Sent: 07 June 2021 10:59
To: Rebecca Ingram [REDACTED]
Subject: Re: The Clubhouse - Licensing (THE832/1)

Hi [REDACTED]

Apologies for the delay in getting back to you on this, I've added comments, but in principle I'm happy with all of your clients proposals.

The only amendment, is I'm more than happy for the terrace to open to 11pm on Fri/Saturday nights, but if they could close at 10:30 on Sun to Thursday this would be great.

If you could pass on my thanks for their understanding and compromises, I wish them every success in their business.

If you need anything further from me, or if I need to send anything directly to premise and licensing, please let me know.

Many thanks

[REDACTED]

On 4 Jun 2021, at 09:43, [REDACTED] wrote:

Hi [REDACTED]

No problem at all – absolutely, have a lovely weekend and I look forward to hearing from you next week.

Apologies for that – attachments should now be here!

Thanks,

[REDACTED]

From: [REDACTED]
Sent: 03 June 2021 19:23
To: [REDACTED]
Subject: Re: The Clubhouse - Licensing (THE832/1)

Hi [REDACTED]

Many thanks for your really comprehensive reply. I'll get back to you early next week if that's ok? Just as a note re: 5.4 there were no attachments in your original emails, would you mind resending these.

Many thanks

[REDACTED]

On 3 Jun 2021, at 12:52, [REDACTED] wrote:

Hi [REDACTED]

I hope you are well. By way of introduction, I act for The Clubhouse in relation to the above licence application.

The Council have forwarded the below to me and I've been able to discuss your concerns with them. We understand the concerns that you have raised, but my clients are happy to do whatever is necessary to demonstrate to the residents that they do not wish to have a negative impact on you as residents.

I can respond to your concerns, following your numbering, as follows:

- 1.1 – your interpretation is correct, but this is simply applied for as it is a fairly standard relaxation on licensed premises across the city. However, if this is something that causes you concern, my client would be happy to propose a cut off time on New Year’s Eve – would 1am be acceptable?

■ Comment - Agreed

- 1.2 – an agreement has been reached with the Out of Hours Team that the outside area will not be used for drinking or dining beyond 23:00 daily. However, if you would be willing to agree your objection on this basis, my client would be willing to reduce this to 10.30pm as you suggest.

■ Comment - Agreed. I’m pretty comfortable with 11pm on Thurs / Fri, but if they could keep to 10:30pm on Sunday to Thursday.

- 1.3 – we would have no problem with this. Would the following wording be acceptable:
 - *‘A direct telephone number for the manager of the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents in the vicinity.’*

■ Comment - Agreed

- 2.1 – the condition does not specify days and start and finish times because these details will be subject to an ongoing risk assessment – as such, those details may change depending on how busy the premises is likely to be based on a variety of factors. A risk assessed door staff condition is common and something that GMP are happy with. We can assure you that high visibility armbands will be used going forward. We would highlight that the licence is not yet granted so these conditions do not apply (the premises was operating under TENs) and that this is a new business that is finding its feet in a very strange time. All conditions of this licence will be strictly adhered to going forward.

■ Comment - Agreed

- 2.2 – staff at the premises have actually intervened very regularly since opening in noise that has been experienced around the area in general – much of which has been nothing to do with their premises or customers.

However, they do acknowledge that use of the outside area has not been perfect – and again they would ask for understanding in that they have been finding their feet. They have had people outside with music playing, which in turn increases levels of people noise, but they now acknowledge that this isn't appropriate in this location, and it won't happen again. In fact, they've removed their external speakers completely and have agreed that the following condition be attached to our licence:

- *'No speakers shall be located in the external areas.'*

■ Comment - Agreed

- 2.3 – there is no intention for alcohol to be sold for consumption off the premises anywhere except in the external area. We can replace the condition at A7 of our proposed operating schedule with the following: *'Alcohol sold for consumption off the premises shall be limited to consumption in the external area at the premises only.'*

■ Comment - Agreed

- 2.4 – *any incidents of crime and disorder will be dealt with by staff and/or door staff who shall be appropriately trained in this regard.*
- 3.1 – as you state, the maximum number of customers is dealt with by fire regulations rather than under the licensing regime. The number of people in the outdoor space will not be 'as many people as can be fitted in' given that the external area is seated and therefore is governed by the number of covers. People will not be packed into the external area standing and drinking.
- 3.2 – there is an NHS track and trace QR code which customers are required to use on entrance to the premises, together with hand sanitiser. There are some members of staff who do not or have not worn masks for particular reasons, but the majority do, and will continue to do so for so long as this is required.
- 4.1 – again, this licence is not granted yet, but these policies and procedures will be implemented and adhered to going forward. All licence conditions will be complied with.
- 5.1 – as above re: external speakers. My client has also agreed to the addition of the following conditions with other residents:
 - *'A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service, so as to ensure that no noise nuisance is caused to local residents or businesses. The operational panel of the noise limiter shall then*

be secured by key or password to the satisfaction of officers from the Environmental Health Service and access shall only be by persons authorised by the Premises Licence holder. The limiter shall not be altered without prior agreement with the Environmental Health Service. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Health Service. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.'

■ Comment - Agreed

- 5.2 – my client has agreed to the following condition with other residents:
 - *'All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.'*

■ Comment - Agreed

- 5.3 – my client has agreed to the following condition with other residents:
 - *'The emptying of bins into skips, refuse collections and deliveries will not take place between 22:00 and 08:00, and shall not take place at all on Sundays or Bank Holidays.'*

■ Comment - Agreed

- 5.4 – the policies were submitted with the application. Copies are attached here.

■ Comment - Agreed

- 5.5 – as above re: external speakers.

As above - agreed

I hope that the above addresses your concerns in relation to this application, but if you have any outstanding concerns or queries please do not hesitate to contact me.

My client would be happy to discuss any further concerns with you in person or virtually if this would assist.

[REDACTED]
[REDACTED]

Resident 6

From: [REDACTED]

Sent: 03 June 2021 17:33

To: premises.licensing@manchester.gov.uk

Subject: Ref 258021/AM2

Dear Sirs

Clubhouse Irwell Square Spinnigfields Deansgate

With reference to the above application I am submitting the following observations regarding the current management of these premises.

Public Safety:

Last Sunday (30/05/2021) my attention was drawn to the premises because of the noise emanating from the outside terrace. I made a visit to find a number of alarming issues which should be of concern regarding public safety:

Door security. Though there seemed to be some control on the numbers entering there was no insistence on "Track and Trace", personal body temperature measurement, hand sanitization, or wearing of facemasks. For example I observed one group of five entering, only two of whom were wearing face masks. None were challenged on any of the usual protocols found in other bars and restaurants in the locality.

The confined space both inside and outside the premises did not allow for adequate social distancing. Though all visitors were seated at tables, the tables were so positioned as to restrict movement to narrow aisles. This meant that continual movement between tables was so tight as not to allow for social distancing between customers and between customers and staff. None of the staff were wearing facemasks and customers who moved between table did not replace any facemasks.

Not one of the serving staff was wearing a facemask. Moreover there did not appear to be any periodic sanitization by the staff.

The prevention of public nuisance:

Noise from within – The very loud music from within the premises was escaping to the outside largely because the doors were left open. The noise from music within the premises was not controlled at an acceptable level: the bass of the music could be clearly heard in the reception area of the residential building number 12 Leftbank. For those whose apartments will suffer the penetrative regular pulse of a bass riff there is, without doubt, a high risk of damage to mental health.

Noise from the terraced area outside the premises: the customers were exceptionally noisy and at one point the singing by a large group was enough to be very disturbing to the residents, particularly [REDACTED] my own apartment on [REDACTED]
[REDACTED]

There seemed to be no attempt by the staff to quell this noise.

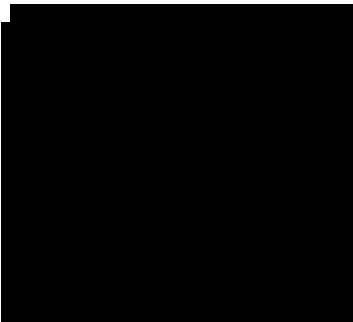
Dispersal control appeared none existent. In areas of high residential property it is normal to see notices displayed appealing to customers to leave quietly. None were visible.

General

The above does not bode well for future adherence by the holders of the current temporary license. Evidence to date leads to little confidence in the future behavior of this type of business in this type of location. I would venture to suggest that this kind of operation is wholly inappropriate in this particular location. I have had sight of their advertising. It is clearly appealing to a distinct audience with phrases like "Bring your sillies. Bring your noise" and "1.Clock on 2. Cause havoc 3.Clock off".

With this target market the current application for the requested licensing hours may appear appropriate but it will ultimate spell disaster for the residents of 12 Leftbank in particular. So far they have shown scant regard for the neighbours and little heed of the prevailing ambience in and around Leftbank. In stark contrast the current businesses, Slug and Lettuce, The Dockyard, Scene restaurant, and Refinery (when operating) have been good [REDACTED] over many years. The noise generated by customers of these premises though loud at times is within the levels of expectation for city dwellers; we don't expect to live in a noiseless city centre but we do expect to be able to live a reasonably comfortable life which does not cause us to wear earplugs at night, wear noise-cancelling headphones during the day, or to have to turn up the volume of our TV/radios etc to levels which cause disturbance to other neighbours. Leaseholder terms are clear for residents regarding noise disturbance. These terms ought to apply in principle equally to commercial units within the complex of residential properties.

Regards



Resident 7

From: [REDACTED]

Sent: 03 June 2021 17:38

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

Subject: Clubhouse m3 3ag public nuisance crime /public safety

Dear sirs

I'm a [REDACTED] and I'm very disappointed that this unit ie the clubhouse has been let into a bar.

When we came out of lockdown to outside drinking/eating I thought the clubhouse was a pop up bar and would quickly disappear. As the noise during the week from people sat outside on the high stools was atrocious. [REDACTED]

[REDACTED] This is a problem when you're trying to get asleep at 9am for your next working day.

I initially queried this with leftbank management I was then told that during the week it would be shutting at 1015 pm

However I'm horrified to see on these applications that it's now going to be shut at 1130pm. This is not acceptable during the week when the majority of people in Leftbank are professional people who do not want their sleep disrupted by the screeching voices of young alcohol fuelled adults.

Also I don't feel safe with alcohol fuelled young adults being so close in the proximity of the main [REDACTED] entrance. They literally could pounce on you especially on an evening.

They will also use this area to meet up (especially in bad weather) since the [REDACTED] entrance is large and undercover and on the doorstep of the clubhouse.

I really can't see [REDACTED] [REDACTED] entrance is going to be managed so that tenants will feel safe and I'm sorry but bouncers just lower the tone.

This is a very disappointing for the tenants of leftbank. And of course lowering the tone of the leftbank establishment for which all tenants pay to be in a prestigious building an area.

I just don't feel that the tenants have been taking into consideration especially the closing 11.30pm weekday closing time !

I look forward to hearing from you.

Regards

A disgruntled [REDACTED] that is opposing to the plans stated in the subject heading.

Business 1

From: [REDACTED]
Sent: 02 June 2021 11:24
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Cc: [REDACTED]
Subject: 258021/AM2

Good Morning,

I would like to register an objection to the license application 258021/AM2, The Club House, Irwell Square, M3 3AG

My first objection is a general point. I note the license that is being applied for is for a Restaurant and bar. This is in line with the previous occupants of the premises (Beastro). I would expect that the offering from the applicant would therefore be food led. Having looked at the social media page (I couldn't find a web site) they list their products to be:

Beer

Cocktails

Spirits

Mixers

Live Music

Oppressive quantities of fun

The management actually describes it as a dive bar. Having looked at the menu there is no food listed (nor do I think there is a kitchen). I would therefore suggest the license application should be for a Bar not Restaurant and bar which I presume would be harder to obtain given it's residential location.

My remaining objections all relate to Section C - The Prevention of Public Nuisance

The Club House is currently operating under a temporary license. As they have already opened we now have first hand experience of the operation.

By way of background I [REDACTED] which manages [REDACTED] The apartment block comprises 396 flats, many of which are directly above The Club House [REDACTED]

As [REDACTED] I have a duty of care to our staff. Having recently consulted with them, they have brought to my attention high levels of noise disturbance. Our [REDACTED] wall shared

with the Club House. The wall is not sound proofed. The level of noise being experienced is intolerable even during the day when the bar is open. We have a 24 hour concierge at Leftbank. The concierge desk [REDACTED] is outside the Building [REDACTED]. The night time staff in particular are also experiencing high levels of noise disturbance. If the licence is to be granted I would like to insist that sound proofing is installed of a high enough quality to prevent the transmission of sound through this wall.

A covered outside space has been erected which has open walls with a tin roof. There is no sound insulation from this outside space. The level of noise is very high and causing disturbance to the nearby residents at Leftbank. This is directly in conflict with the 'Noise from amplified music or voices shall not be such as to cause nuisance to occupants of the nearby premises' clause in the application. If the licence is to be granted I would like to insist on either the outside space be removed or adequate measures are put in place to properly manage the sound levels although I believe this would be very difficult if not impossible to achieve.

Kind Regards

[REDACTED]
[REDACTED]

Councillor 1

From: [REDACTED]

Sent: 03 June 2021 15:43

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

Cc: Joan Davies <cllr.joan.davies@manchester.gov.uk>; Marcus Johns <cllr.marcus.johns@manchester.gov.uk>

Subject: Objection To License Application 258021 / AM2 - The Club House

Good afternoon.

I am writing to formally object to the above application.

For context and openness, I am a local councillor and [REDACTED] I am making this objection having received emails and calls of complaint from [REDACTED] and also from my own personal observation of the current operation of the premises under their TENS arrangement.

The premises is on the ground floor of an apartment building with 13 floors of 400 apartments above it with more than 1000 residents. More than 60 apartments look directly over the area where the bar is. The outdoor area and any noise that comes from the premises echoes round the hard surfaces and over hanging section of the building. Residents include families, key workers and shift workers.

The premises is currently operating under a TENS and therefore any comment made to the operation is made from direct experience.

Designation on Application: "Restaurant & Bar "

There is no reference to a food offering in any of the social media or premises advertising. The kitchen originally installed by the previous tenant I believe this has been removed.

The active description by the applicant is: Beer, Cocktails, Spirits, Mixers, Live Music and Oppressive quantities of fun and a "dive bar". I believe the "Restaurant & Bar" used is being deliberately done to ease the application process. Observation of the current TENS operation supports this. Their facebook posts this week include :

"clock on / cause havoc / clock off"

"We're back bastards. Your favourite mistake just got a sexy new face lift. Bring your sillies. Bring your noise"

If this is incorrect I suggest the applicant offers a condition that defines food as part of their delivery or as a constituent part eg "drinks are served as part of a meal offering". If this is not the case then a new application should be made for a pure bar only which I feel would be more difficult to obtain in what is a residential location.

An alcohol lead venue is inappropriate for this residential area.

The Prevention of Public Nuisance

Noise

Internal noise is being heard in the [REDACTED] and because doors are open can be heard above the premises in apartments through external windows and on balconies. Conditions above those offered are needed and installation of sound proofing to walls arranged.

Outside noise - the covered outside space has been erected which has open walls with a tin roof. There is no sound insulation from this outside space. The level of noise is very high and causing disturbance to the nearby residents at Leftbank. This is directly in conflict with the 'Noise from amplified music or voices shall not be such as to cause nuisance to occupants of the nearby premises' clause in the application. Conditions need to be offered to resolve this including doors kept closed except for entry and egress at all times, no external standing with limits to numbers and active management.

Public Safety / Protecting Children

The area outside the unit is a public thoroughfare and used heavily by the public including families visiting the area. Noise on Sunday included communal singing of more than 40 people which was both intimidating and impactful on passers-by. Video evidence is available if required.

Conditions on use of the outdoor area and numbers allowed is needed.

General conditions required but not limited to and not currently offered:

Smoking policy

Management of queuing

Direct phone access for complaints from local residents

Monthly reviews and feedback sessions with local residents

Active signage to guests to respect the area when leaving

Restrictions on deliveries/waste management on bank holidays / Sundays / not before 8am and after 8pm any other day

I am aware that some current complaints are being investigated and I would like these to be reflected in the report.

Also and for your information I am taking up with the planning team the issue that has also been brought to my attention where internal alteration to the unit including installing a staircase and the corrugated roofing to the external seating area. Whilst I fully appreciate this is not a direct consideration for licensing it is a requirement that relevant planning permission is obtained, and this is notified formally to them that is required in line with their premises - 3.48 in the Policy and one that is always mentioned at hearings to ensure the separately of the legislation is identified but not ignored and be in conflict. I assume this will be done.

I am disappointed by the nature of this application and the current operation suggests a lack of competence in operating to any conditions presented as they are not achieving compliance under their current TENS and ignore the context of where they are operating. I understand a meeting with the directors of the building has been offered for next week. This could be interpreted as a deliberate way of pushing any active conversation and additional objection passed today's deadline.

Regards

[REDACTED]

Councillor 2

From: [REDACTED]

Sent: 03 June 2021 23:54

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

Cc: [REDACTED]

Subject: Representation: Premises Licence (new) 258021/AM2: The Club House, Units A1 and A2, Irwell square, Leftbank, Spinningfields, Manchester, M3 3AG

Premises Licence (new) 258021/AM2: The Club House, Units A1 and A2, Irwell square, Leftbank, Spinningfields, Manchester, M3 3AG, (Deansgate ward)

Reference: 258021/AM2

Premises: The Club House, Units A1 and A2, Irwell square, Leftbank, Spinningfields, Manchester, M3 3AG

Applicant: Theclubhouse Ltd

General description of premises as given by the applicant:

Restaurant and bar.

Proposed hours and licensable activities:

Provision of late night refreshment: Both on and off the premises

Mon to Sun 11pm to 11.30pm

Non standard timings

I wish to make a representation regarding the licence application for Hatch

I have been copied into some email correspondence, including representations from [REDACTED], [REDACTED] and [REDACTED] as well as the response [REDACTED] from Kuits solicitors has made. I will forward a copy of my representation to all.

Initially I was not concerned to hear that premises were opening at this site. A few years ago a range of new premises opened in the area, including this site, once the initial tenants, largely mid-range chains, had failed to thrive. After a few teething problems and some steep learning curves arising from moving a pop-up ventures into permanent sites underneath people's homes, those businesses which survived had appeared to operate without major problems and could count LeftBank residents among their regular customers.

I had sympathy for a business which had lost its original site, at hatch, at short notice and was pleased to hear that it had found a new home. I expected a similar learning curve.

however, on visiting a friend in LeftBank on Sunday I changed my mind. On a very warm afternoon my friend had their balcony doors open. There was considerable noise disturbance from outside. From the balcony it was easy to tell that the bulk of the noise emanated from The Clubhouse, just opposite.

- the premises had a busy outdoor space
- some outdoor space is uncovered
- the roof covering part of the space is made of corrugated iron therefore the nature of the roof and absence of sound absorbing materials made the noise worse
- loud music was being played indoors with doors wide open; this could be heard in apartments above
- the premises were being operated as a bar rather than as a restaurant with associated bar
 - This was clear from the tables, and from the behaviour and demeanour of the customers. Customers in restaurants are quiet while the food is being eaten. There was no sign of food.
 - This is supported by the premises' Facebook and Instagram accounts where there is no mention of food, but 'noise' is mentioned
- the noise was bouncing around the surrounding buildings, including the roof of Irwell Square which houses more apartments

At least two press articles refer to Clubhouse 'bringing their own brand of mayhem' to the location.

<https://www.manchestersfinest.com/eating-and-drinking/bars/now-open-spinningfields-new-late-night-party-bar/>

<https://propermanchester.com/food-and-drink/theres-a-new-party-bar-and-terrace-serving-up-crazy-cocktails-in-spinningfields/>

I would suggest that this phrasing comes from a Press Release, and that the premises are not understanding the responsibilities which come with operating premises right underneath people's homes.

A third article has a different author, but the vibe is still the same

<https://secretmanchester.com/clubhouse-mcr-spinningfields>



A Crazy Cocktail Bar Has Popped Up In Spinningfields Just In Time For Summer - Secret Manchester

Clubhouse is ready to party! Formerly Hatch's craziest resident, Clubhouse has moved onto pastures new, popping up with a fantastic new outdoor terrace at Left Bank, Spinningfields – and it's getting pretty booked up already by fans who loved their (literally) mind-blowing cocktails that previously got us all proper bloomin' sloshed under the Mancunian Way. [...]

secretmanchester.com

I think it worth including the article in full. Note the date of publication.

A Crazy Cocktail Bar Has Popped Up In Spinningfields Just In Time For Summer

BY [LAURA ROGAN](#) • JUNE 1, 2021

Clubhouse is ready to party!

Formerly Hatch's craziest resident, Clubhouse has moved onto pastures new, popping up with a fantastic new outdoor terrace at Left Bank, Spinningfields – and it's getting pretty booked up already by fans who loved their (literally) mind-blowing cocktails that previously got us all proper bloomin' sloshed under the Mancunian Way.

Shaking and stirring things up a little bit, the brand new terrace will bring the vibes that fans of Clubhouse already know and love, with new surroundings to enjoy within the bustling part of the city centre. The new location comes just six weeks after the beloved bar announced their departure from Hatch, as the team scouted for a brand new location to bring their experience back to life after lockdown.

Perfect for a hot day on the sesh, Clubhouse will be continuing to serve their uber-fun concoctions, alongside cold beers and shots for the big partygoers among us. It's late-night vibes all round – with a menu boasting an Espresso cocktail complete with a custard cream (yeah, you read that right!), their popular Unicorns N Stuff concoction which consists of pink gin, marshmallows and strawberry liqueur, and a summery Tropical marg with a side Haribo sweets.

The new terrace boasts a canape above, atmospheric fairy lights which sparkle in the night time, and, of course, outdoor heaters to keep you warm on those colder (and wetter) nights while you warm up with a cocktail (and a shot!).

Clubhouse is taking [bookings now](#), or if you prefer a more spontaneous night on the town, you can also pop over as and when you please as a walk-in.

Articles of this nature are based on press releases. I do understand that there will be a difference between the wording premises use for promotional purposes, and the image presented in a licensing application, but this difference is extreme.

On other websites the business is advertising for a new member of staff:

On findglocal.com there is an advert with the c=slogan

1. Clock On.
2. Cause Havoc.
3. Clock Off

“ We need a solid all rounder. Drink slinging, shifting lifting grafter, hosty smiley fun person.”

I have seen no job advert requiring kitchen skills.

Manchester City Council’s Licensing Policy expects premises to understand the area in which they wish to operate.

Under extreme pressure Clubhouse has chosen to take a lease on premises in LeftBank, a residential area with a considerable number of long-term residents who have chosen a city centre location that will, certainly, produce some noise, and occasional disturbance. But a bar where food is not mentioned in the multi-modal advertising is not a restaurant, A premises where staff are to be attracted by the phrase ‘Cause Havoc’ is not a calm neighbour. The concept of neighbourliness is markedly absent. There is no sign that the premises understand the area in which they have chosen to operate.

I believe that these premises have every right to run a bar of this nature. But any attempt to do so in this area will cause public nuisance, both to the residents and to those working and passing through the location.

Regards

██████████

████████████████████

