

# GREATER MANCHESTER POLICE - REPRESENTATION

## About You

Name	PC Alan Isherwood
Address including postcode	Manchester Town Hall Extension Lloyd Street Manchester M2 5DB
Contact Email Address	alan.isherwood@gmp.police.uk
Contact Telephone Number	0161 856 6017

## About the Premises

Application Reference No.	LPA 257955
Name of the Premises	<b>GDK</b>
Address of the premises including postcode	<b>311-313 Wilmslow Road, Manchester M14 6NW</b>

## Your Representation

Please outline your representation below and continue overleaf. This should describe the likely effect of the grant of the licence on the licensing objectives on and in the vicinity of the premises in question.

Please accept this as formal notification of the Greater Manchester Police objection to the premises licence application in relation to the above premises.

The grounds for the objection are the Prevention of Crime and Disorder and the Prevention of Public Nuisance.

The premises are situated on Wilmslow Road, Fallowfield which is one of the main arterial routes into and out of Manchester City centre.

It is in close proximity to residential properties and is also in an area where there are a large number of bars, public houses, off licenses, late night refreshment outlets and one of the largest student populations in Europe.

Specifically the application is seeking to allow the provision of late night refreshment until 0230hrs Sunday to Thursday and until 0300hrs on Friday and Saturday with takeaway and delivery services available.

The Wilmslow Road corridor suffers from littering, noise disturbance and other anti-social behaviour and to allow the premises to remain open until these times is likely to exacerbate these problems and undermine the hard work of the local Neighbourhood Policing Team.

It is noted that the premises will not be selling alcohol but the fact that people will be coming and going from the premises until these times, with or without takeaway food is likely to cause a noise disturbance around the premises. Similarly if delivery personnel are coming and going with orders this is also likely to create a noise level that is unacceptable.

The area where the premises are situated is subject to a Cumulative Impact Policy due to the problems in the area with night time economy related issues, many of which are noise, littering and anti-social behaviour related.

There is therefore a strong presumption against further late night premises in this area and GMP can see no reason why this should not be the case with this application. The applicant has not demonstrated how by having another premises with late hours in this area they will not add to the

cumulative issues within the area.

MCC's licensing policy states that a genuinely exceptional case would need to be shown. The reasons for this exception should be shown within the operating schedule, and must demonstrate that there will be no harm to the licensing objectives, including from departing customers.

While the contents of the operating schedule are a matter for the applicant, where there is objection to a schedule that departs from the Policy, the licensing subcommittee hearing an opposed application will normally expect to be given a good reason for the departure if it is to be asked to make an exception to the Policy.

The effect of the Special Policy is that the Council will refuse applications for a new Premises Licence or Club Premises Certificate, or variation of an existing licence or certificate, whenever it receives relevant representation, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced

Greater Manchester Police would therefore ask that the application be refused.



**Licensing & Out of Hours Compliance Team - Representation**

Name	Sion Roberts
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	sion.roberts@manchester.gov.uk
Telephone Number	0161 227 3147 / 07

**Premise Details**

Application Ref No	<b>REF 257955</b>
Name of Premises	German Doner Kebab
Address	311-313 Wilmslow Road, Manchester, M14 6NW

**Representation**

Outline your representation regarding the above application below. This representation should describe the likely effect of the grant of the licence/certificate on the licensing objectives and on the vicinity of the premises.

Licensing & Out of Hours Compliance Team (LOOHT) as the responsible authority have assessed the likely impact of the grant of this application taking into account a number of factors, including the nature of the area in which the premises is located and the proximity to residential accommodation, the hours applied for, and any potential risk that the grant of this application could lead to issues of public nuisance.

A summary of the application provided by the applicant is as follows.

**Restaurant with takeaway/delivery service**

**Proposed hours and licensable activities:**

Provision of late night refreshment:

Sun to Thurs 11pm to 2.30am, Fri and Sat 11pm to 3am

Opening hours:

Sun to Thurs 9am to 2.30am, Fri and Sat 9am to 3am

Seasonal variation: If applicable, an additional hour to the standard and non-standard times on the day when British summertime commences.

The applicant was hoping to take a transfer of the premises licence (Previously allocated (lapsed) to the Revolution Bar, which ceased operating at this location approx. 18 months-2 years ago), to benefit from the authorisation for late night refreshment; they do not require authorisation for alcohol sales nor regulated entertainment for their operation. This transfer was unsuccessful.

The premises (formerly the Revolution Bar mentioned above) is currently being extensively redeveloped and subject to approved planning permission

for ground floor and second floor 127725/FO/2020. For commercial use. The existing second floor, directly above proposed restaurant/takeaway to be converted to residential accommodation.

As far as LOOH is aware from our colleagues in the planning department, no planning application has yet been submitted for hours of opening. In addition, the hours applied for in this licence application are in excess of and therefore conflict with existing hours of use for the building.

The premises location is a corner plot with frontage on both the busy main Wilmslow Road and Carill Drive. Residential properties also exist to both sides and rear and eventually directly above all within 20-30 metres. The premises also falls within the boundary of the Fallowfield/Wilmslow Road Special Policy Area.

Whilst LOOH appreciates that the applicant is not requesting Alcohol or Regulated entrainment. The late terminal hour applied for the hot food takeaway/restaurant, throughout the week, still brings with it, the potential for noise and litter nuisance.

The proposed plans submitted with the application, suggest potentially 40+ seated capacity and additional public walk in takeaway and separate 3<sup>rd</sup> party delivery collection points.

This would make this premise significantly larger than any existing nearby restaurants and provide an attractive alternative to the many takeaway only venues/limited seated with later licences. Therefore, the potential for high numbers of patrons both arriving and leaving is increased.

In addition to walk in customers there is also the additional noise created by customers arriving by car including the delivery drivers, which would have to park up to access the premises via the rear terraced streets as there is no nearby street parking on the Wilmslow Road, and access to Carill Drive is prohibited directly from Wilmslow road.

LOOH feel this would undoubtedly create noise (customers talking/shouting), arriving and leaving the premises. Car doors slamming from customers and or collection drivers. Noise that the nearby local residential population would not be used to especially at the terminal of 3am.

Any dine in guests taking breaks to smoke has not been mentioned in the application and therefore LOOH hasn't been able to assess how and where this may impact upon.

The later closing time would also potentially attract customers seeking food after the closing of nearby pubs and clubs, there is a possibility of some of these customers being in intoxicated. The potential for dropped takeaway litter from these passing trade customers that choose not to eat in, and consume en-route to their homes, has not been mentioned/addressed and is a particular concern of the local residents.

**Conditions put forward by the applicant to cover the Public Nuisance Objectives.**

***The premises will operate in accordance with all relevant legislation which promotes the prevention of public nuisance objective. For example, Environmental Protection Act 1990.***

***Arrangements for the storage and disposal of refuse will not cause a nuisance.***

LOOH feel that the above conditions do not appear specific or robust enough to satisfy the public nuisance objectives in relation to nuisance.

***Within Manchester City Councils licensing Policy: subsection 5.7 it states the effect of the Special Policy is that the Council will refuse applications for a new Premises Licence or Club Premises Certificate, or variation of an existing licence or certificate, whenever it receives relevant representation, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced.***

Taking into consideration of the policy guidance above and the application as a whole, the applicant has failed to provide enough detail in their application/operating schedule as to why it will not add to the cumulative impact already being experienced in this area.

As such LOOHT recommends that the application, in its current format, is refused on the grounds of being not upholding of the licensing objectives in relation to public nuisance

Recommendation:

Refuse Application

# RES 1

**From:** [REDACTED]

**Sent:** 20 May 2021 11:03

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

**Subject:** FW: Premises Licence (new) 257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

Dear Sir/Madam

I refer to the licensing application below. I attach objection on behalf of Withington Civic Society

Many thanks

[REDACTED]

**Re:** Premises Licence (new)

**Reference:** 257955/HH1

**Premises:** GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW

**Applicant:** GB MCR Group Ltd

**General description of premises as given by the applicant:**

Restaurant with takeaway/delivery service

**Proposed hours and licensable activities:**

Provision of late night refreshment:

Sun to Thurs 11pm to 2.30am, Fri and Sat 11pm to 3am

Opening hours:

Sun to Thurs 9am to 2.30am, Fri and Sat 9am to 3am

Seasonal variation: If applicable, an additional hour to the standard and non-standard times on the day when British summertime commences.

## Comments of Withington Civic Society

We object to the application.

The premises fall within the Cumulative Impact area of Fallowfield. According to the Council's Statement of Licensing Policy 2021 – 2026:

*"The Council has received satisfactory evidence (considered by the Licensing Policy Committee at its meeting on 21 January 2013 and Council on 30 January 2013) that the cumulative impact of licensed premises in the geographical area identified on the map in Appendix 7 is undermining the promotion of the licensing objectives in relation to crime and disorder and public nuisance. The Council has taken into consideration the contents of the 'Review of the Impact of Licensed Premises in Fallowfield – Consultation Analysis' Licensing Policy Committee Report dated 21 January 2013, and determined the Special Policy should be implemented as proposed in that report. The reasons for this policy approach, originally set out in section 8 of that report, are set out below:*



RES 2

**From:** [REDACTED]

**Sent:** 21 May 2021 14:23

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

**Subject:** Premises Licence (new) 257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

Your Ref: Premises Licence (new) 257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

To whom it may concern;

I am a long-term resident of [REDACTED] and I am objecting to the request in the new license application opening hours until 3am (Fri & Sat) and 2.30am (Sun-Thursday) at "GDK, Revolution" (311-313 Wilmslow Road, Manchester, M14 6NW)

These premises (GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW) are situated on Wilmslow Road Fallowfield, which is one of the main arterial routes into and out of Manchester City centre.

It is in close proximity to [REDACTED] and local residential properties and is also in an area where there are several bars, public houses, off licenses & takeaways and one of the largest student populations in Europe.

The operational hours requested in this new license application {3am (Fri & Sat) and 2.30am (Sun-Thursday)} are excessive, for what is essentially a residential suburb. It would mean that the premises would be open later than nearly all other premises in the area.

This newly licensed premises to be, will create added noise disturbance as it is (particularly in view of this being a substantial building with an arena people capacity) which will obviously be extending the noise disturbance, from beyond what is already being suffered on a regular basis by the local residents. An operating window into the small hours {3am (Fri & Sat) and 2.30am (Sun-Thursday)} would be quite frankly intolerable.

The Wilmslow Road corridor already suffers from begging, street drinking and other alcohol related anti-social behaviour and to allow the premises an operating window until 3am (Fri & Sat) and 2.30am (Sun-Thursday) will undoubtedly exacerbate these problems.

Students (of which the greater percentage of clientele to this giant food emporium would be) are a magnet for robbers and drug dealers. Inebriated students staggering around in the small hours, are an easy pic for a robber. A drug dealer, would find this spot irresistible in the small hour time for an extra sale.

The Wilmslow Road area of Fallowfield has a Cumulative Impact Policy (What this means is that this area has been identified as one in which there is a concentration of licensed premises which is deemed maximum for an area to contain and that the hours in which premises can open and are already at the earliest and latest times acceptable for the area) the license application opening hours until 3am (Fri & Sat) and 2.30am (Sun-Thursday) is only going to add to problems of street noise, nuisance and litter.

Manchester City Council do not create Cumulative Impact Zones lightly and quite frankly, Wilmslow Road/"Brow" area of Fallowfield does not need an operating window of this nature {3am (Fri & Sat)



RES 2

and 2.30am (Sun-Thursday)} adding to the already insufferable cacophony of noise (early hour inebriated patrons {mainly students} screeching and hollering etc) A 10:30/11:00pm operational hour window would be much more reasonable and acceptable.

I would be very grateful if you could consider these points,

Yours sincerely,

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

RES 3

On Sun, 23 May 2021 at 15:44, [REDACTED] wrote:

I write to object to the extension of opening hours at this address.

The extra hours will impinge on the Cumulative Impact Policy for this area, which needs to be tightly enforced.

Any extension of hours to a takeaway in Fallowfield/Withington will increase the already existing problems , especially in connection with litter.

[REDACTED] at least a bag of rubbish (plastic cups, sauce cartons, polystyrene boxes etc) from the various outlets in the Ladybarn area, and also rubbish purchased at Fallowfield (such as from Macdonalds) which has been brought during the night from Fallowfield.

Please block this extension to help reduce the blight in our villages.

[REDACTED]  
[REDACTED]

RES4

**From:** [REDACTED]

**Sent:** 25 May 2021 19:04

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

**Subject:** Premises Licence (new) 257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

Dear whoever it may concern,

As a long time resident of Fallowfield, over 20 years actually, I am dismayed to learn that the Gourmet Kebab have applied for a licence to open until 3am on a Friday and Saturday, and 2.30am on a Sunday. This is just ridiculous.

While I understand that they have no plans to sell alcohol, I feel that allowing the business to stay open this late is just going to add to the noise and nuisance that we already suffer from. The takeaways that have been allowed to open just opposite there on Wilbraham Road for example, have added terribly to traffic with delivery drivers parking outside at all hours of the days and night - on double yellow lines - and with no regards for road safety at all.

I thought that this whole area was part of the Cumulative Impact Policy area, and the thought of another late night food place being allowed to open all hours of the day and night fills me with horror, because I can just imagine the noise, anti-social behaviour and litter that will come with it. There are so many other places to buy food from already in Fallowfield - in fact takeaways make up around 90% of the retail spaces here it feels, so I don't see any reasons why another one should be allowed to open, and to so late?! There are not just students in this area, despite popular belief, there are many families here too and we just don't want to keep on having to deal with the nightmare noise, and litter that we constantly have to deal with. Its not fair.

Please please do not allow them to open so late. A reasonable opening hour of 11pm at the latest should be all they need.

Thank you for listening to my objection.

Kind regards

[REDACTED]

RES 5

**(Objector has been advised of option to provide address, which will be added to representation if received)**

**From:** [REDACTED]  
**Sent:** 28 May 2021 15:07  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** extended licensing application Fallowfield ref:257955/HH1

Dear Sir/Madam,

I am writing to you in regards to a recent application for extended licencing hours at "GDD", Formerly "Revolution" ,Fallowfield. Reference: 257955/HH1

I wish to object in the strongly to the application on the grounds that it will inevitably lead to a rise in antisocial behaviour in Fallowfield and the surrounding areas. There is a very large student population living in shared houses and HMOs in this part of the city. Other residents, myself included, have experienced a lot of problems because of the behaviour of some of the students, particularly late at night when they are returning home from a night out. We are often woken by shouting and other loud noises. It is not appropriate to grant licensing hours until 3am in a residential area and in Fallowfield particularly where already there are gatherings of heavily intoxicated people late at night; a licensed venue opening until this time will surely lead to fighting and other social disturbances.

Yours faithfully,

[REDACTED]

RES6

**(Objector has been advised of option to provide address, which will be added to representation if received)**

**From:** [REDACTED]  
**Sent:** 28 May 2021 15:16  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Extended opening hours GDK Fallowfield objection

Dear Sir/Madam,

I am writing to object to application ref:257955/HH1

I strongly object to the above application. I live around the area of Fallowfield and am regularly woken by people returning home from a night out screaming and shouting. It is absolutely inappropriate for licensing hours until 2.30 am midweek and 3am on the weekends to be granted in a residential area such as this. There are already high numbers of anti-social behavior incidents including fighting as well as a very big problem with litter; all of these will be made worse with the addition of late night opening venues.

Yours faithfully,

[REDACTED]

RES7

**From:** [REDACTED]  
**Sent:** 30 May 2021 13:20  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Application no 257955/HH1 311-313 Wilmslow Road

Dear Sir/Madam,

I write on behalf of my family to object to the above application. We live [REDACTED] [REDACTED] from the proposed premises. Although not directly affected by activities in the building, we have endured - since the the 2003 Licensing Act - the cumulative impact of late night noise, vandalism and littering in our road. These problems almost invariably occur in the small hours. They are caused in the main by groups of noisy young people making their way back to temporary HMO accommodation. This form of housing now dominates our neighbourhood.

The negative consequences of such a concentration of late night venues were so grave that MCC after detailed consultation approved a Cumulative Impact Policy in 2013 for Fallowfield District Centre. It was recognised at the time that although provisions in the policy could prevent a further increase in Licensed Premises, pre-existing Licenced premises could continue to operate as before. This has always been the Achilles Heel of the policy and explains why nocturnal anti social behaviour has continued to degrade the neighbourhood and negatively risk the safety and well being of residents.

It is therefore a ray of hope for us that this is a new application and the pre-existing licensing hours permitted for the Revolution will not automatically be granted. We urge the committee - whatever it may feel the business merits are of the application - to refuse a licence that permits the premises to remain open until 2.30am Sun - Thurs and 3.00am at week-ends.

We note the applicant is not seeking a Licence to sell alcohol. However this does not change our view the hours of opening requested will stimulate the continuance of Fallowfield District Centre as a destination for late night crowds and the resulting anti social behaviour.

Recent reports sent from this address concerning littering and broken glass in the neighbourhood are logged as CRM 447 1818, CRM 442 7696 and CRM 442 7938.

[REDACTED]

RES8

[REDACTED]

Tue 01/06/2021 09:58

Dear Sir / Madam

Following the recent notification of a licence application in respect of the above premises, I am writing as a member of the South East Fallowfield Residents Group Planning Sub-committee to register our strong objection to the granting of a licence on the terms as requested in the application as follows:

The prevention of public nuisance:

- The opening hours requested, until 3 am on Friday & Saturday and 2.30am on Sunday to Thursday are exceptionally late for our, or any, residential suburb. The premises are large with a high number of covers and the late night / early morning hours will exacerbate the already endured noise and nuisance that this area suffers.

Prevention of crime & disorder:

- We already have a huge issue around the presence of large numbers of drug dealers who prey on the large numbers of students who frequent the area as well as local vulnerable young people. Our group has collected a large array of cctv images that have recorded the organised drug dealing and delivery "industry" in our local area and another late night establishment will only serve to attract more dealers.

Public Safety & protection of children from harm:

- The issues surrounding a probable increase in illegal activities and drug dealing described above could have an impact on the safety of the public generally and children in particular for the reasons described above.

It is now two years since Revolution shut its doors and their late night licence transfer period has expired. These premises are in the CIP area and in line with the City Council's recommendations which state that in a CIP area no new licences should be granted unless exceptional reasons are given to depart from it and that the applicant can demonstrate that they won't add to the cumulative impact.

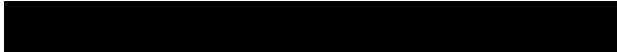
Granting the applicant's request for such a late night licence will undoubtedly add to the cumulative impact and we would urge you to refuse the application.

Yours faithfully

[REDACTED]

[REDACTED]

**257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Fallowfield M14 6NW**



Tue 01/06/2021 18:44

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

Cc: Ali Ilyas <cllr.ali.ilyas@manchester.gov.uk>; Jade Doswell <cllr.jade.doswell@manchester.gov.uk>; Zahra Alijah <cllr.zahra.alijah@manchester.gov.uk>

Dear Sir/Madam

**Premises Licence (new) 257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)**

I write on behalf of the residents of the Sherwood Estate, Fallowfield regarding this new application to trade until 3.00am throughout the week at the former Revolution premises in Fallowfield District Centre. We wish to register our objection to the hours to trade after 11pm.

As long term residents living so close to Fallowfield District Centre we see on a daily basis the litter left from our nearby takeaways. These premises are across Wilmslow Road but very close to the northern side of our estate and many users of the former premises pass by our homes when walking back to their shared accommodation eating their food as they go. When the food has been eaten the wrappers are discarded on the pavements or thrown into gardens, so the bins provided on the premises are useless for this type of customer.

There are many families living on the northern side of our estate who have children with ages ranging from 0 – 18 suffering from disturbed sleep which is particularly noticeable during University term times, this is because transient noise travels from Wilbraham/Wilmslow Road area of Fallowfield District Centre bars and takeaways. The majority of businesses trading within FDC operate late into the night and despite the Applicant's points to mitigate adding to the cumulative effects Sherwood residents are not reassured due to the proximity of this business to our homes. Late night noise from these premises travels across the carpark at the far end of Boland Drive and so disturbs the family houses [REDACTED]

Students tend to walk in groups of at least 4 and wake us up due to their shouting, loud screams and sounds of general merriment - at volumes more suited to daytime hours rather than the early hours of the morning walking through a residential area, so signs asking patrons to respect neighbours are again pretty useless to people who have been drinking alcohol for many hours.

We are concerned that should this Licence be granted, with hours as applied for, it will increase night time noise disturbance by having yet another dine in and takeaway open until up to 3.00am and late night deliveries. Due to drivers using satnavs to locate addresses we are constantly disturbed in the early hours by drivers ringing our doorbells due to our postcodes and lack of good road signage taking them to the incorrect address.

The former premises when open as Revolution caused much noise nuisance and anti social behaviour which residents have endured for years. The closure of the premises and the pandemic has led to a more peaceful Fallowfield during the night time and we would like this trend to continue. We can see no reason to depart from the policy as there is nothing new on offer which Fallowfield doesn't already have.

We can see no merit in permitting these premises to trade until 3.00am and respectfully ask that this application is refused in full and that the Cumulative Impact Policy is upheld.

Yours faithfully





**Premises Licence (new) 257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)**

Tue 01/06/2021 17:52

To: >

Dear Sirs

I am writing on behalf of Fallowfield & Withington Community Guardians. We strongly oppose the request for another late night licence in Fallowfield. The reason for our objection is that this area is swamped with late night takeaways and licenced premises which create a vast amount of public nuisance including night noise from (the mainly student) patrons who walk past our homes late at night and wake us up. The cumulative effect of all these licensed premises is not good for the health and wellbeing of families who live in the area all year round.

We also note from the Gourmet Kebab website that the vast majority (41) of their branches close at 11pm with a further 11 closing earlier. There are 4 branches that have later hours but none of these are dine in and operate as takeaways only. Stockport branch is one of these but it is located on a retail park and is not in a residential area. We consider the hours of opening unacceptable for a residential suburb especially as Fallowfield is situated within a Cumulative Impact Policy area.

The Special Cumulative Impact Policy was established because of the problems that already exist. The policy in Fallowfield aims to prevent further alcohol-related crime and antisocial behaviour arising in the area from the customers of licensed premises (including any premises that might act as a flashpoint), particularly during such hours with higher levels of crime and antisocial behaviour, and hours likely to affect the ability of local residents to get a good night's sleep. Additionally, the policy aims to prevent premises that are likely to contribute to litter problems in the area, particularly in relation to preloading en route to licensed premises, and hot food takeaway wrappers at the end of the night". **The effect of the Special Policy is that the Council will refuse applications for a new Premises Licence or Club Premises Certificate, or variation of an existing licence or certificate, whenever it receives relevant representation, unless an applicant can demonstrate why the operation of the premise involved 2.30/will not add to the cumulative impact already being experienced (MCC Statement of Licensing Policy 2021-2016, p28).**

### **Public Nuisance**

There is already an overabundance of licenced premises in Fallowfield. Residents in our group have been suffering the effects of the excessive number of licenced premises for years. These create massive amounts of public nuisance due to the number of premises. Another opening until 3.00am every night is not what Fallowfield needs and we are convinced that it will add to the cumulative impact of noise and litter. How can it not?

Fallowfield has many restaurants, take aways and bars selling food. This accounts for a high percentage of the retail units and is amongst the highest (probably is the highest) percentage in all district centres in Manchester:

**McDonald's**

**Abduls**

**All Stars Chicken**

**Kebabish**

**Blue Cafe**  
**Exile**  
**Costa**  
**Joel's Grill**  
**Allen's Fried Chicken**  
**Subway**  
**Tzatziki**  
**Dixy Chicken**  
**Reds True BBQ**  
**Chicken King**  
**Nest (nightclub)**  
**Wetherspoons**  
**Arabian Nites**  
**Yoyo Noodles**  
**Burger Box**  
**House of Chai**  
**Turkiss**  
**Krunchy Fried Chicken**  
**Dominos**  
**Chesters**  
**Papa Johns**  
**Kebab King**  
**Kosmos**  
**Monga Chicken**  
**The Bar**  
**Haus**  
**Cremes**  
**Desi's**  
**Jaipur Palace**  
**Yahala**  
**Inferno**  
**Friendship (pub)**  
**Nandos**  
**Fuzion**  
**Dream Wok**  
**Nayaab**  
**Chai Nites**  
**256 (nightclub)**

Some of the above premises have a late night licence which runs into the very early hours but many do not. The problems of noise and anti-social behaviour caused by the large number of these create noise nuisance as well as litter because takeaways rejuvenate people after a night out at a bar. They then became even louder on their walk home and often deposit their litter in our hedges and gardens.

Deliveries during the night already bring a lot of noise and traffic to residential streets and sometimes result in residents being woken during the night by delivery to the wrong address. Car door slamming and engine revving disturbs our sleep. There are many families living in Fallowfield who have children and the constant erosion of normal peace at night time by delivery vehicles operating from late night licensed premises means that residents (including students) often suffer sleep deprivation.

**Public Safety.** Over the past three financial years, an average of 38% of victim-based crime in the Fallowfield/Wilmslow Road Policy area happened between midnight and 5am and an average of 40% antisocial behaviour happened between midnight and 5am in the police E division( MCC Statement of Licensing Policy 2021-2026). The premises is a large site and would be likely to allow large numbers of patrons coming out of bars to refuel with food if this application were allowed. This could cause problems which undermine the public safety objective. The premises is in the centre of Fallowfield DC, a flashpoint for groups congregating after a night out.

### Conclusion

Residents feel that another late night take away in Fallowfield will undoubtedly add to the cumulative impact and will undermine the licensing objectives. No amount of conditions imposed will convince us that these premises will uphold the licensing objectives especially in relation to public nuisance so we ask that this application be refused in full. We would be happy for the premises to trade until 11pm but object to the late night hours which require a licence. This is an application for a new licence and we wish to see the Cumulative Impact Policy upheld and the application refused because there are no exceptional circumstances to give reason to depart from the policy.

Yours



From: **Premises Licensing** <[Premises.Licensing@manchester.gov.uk](mailto:Premises.Licensing@manchester.gov.uk)>

Date: Wed, May 5, 2021 at 6:51 PM

Subject: Premises Licence (new) 257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

To:

*\*\*This email has been sent to Fallowfield ward members and CC to Withington and Old Moat ward members \*\**

**DO NOT REPLY TO THIS EMAIL – CONTACT [PREMISES.LICENSING@MANCHESTER.GOV.UK](mailto:PREMISES.LICENSING@MANCHESTER.GOV.UK) DIRECTLY**

**Date:** 5 May 2021

### **Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005**

Dear Sir / Madam

I am writing to notify you that a licence application has been received for premises in **Fallowfield** ward as follows:

**Application Type:** Premises Licence (new)

**Reference:** 257955/HH1

**Premises:** GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW

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**From:** [REDACTED]

**Sent:** 01 June 2021 15:09

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

**Subject:** Licence Application 311-314 Wilmslow Road, M14 6NW. Gourmet Kebab

Dear Sir/Madam,

Re: Application for a new licence at 311-314 Wilmslow Road, Manchester M14 6NW.  
Gourmet Kebab.

I am writing on behalf of South East Fallowfield Residents' Group to object in the strongest terms to the granting of this licence to serve hot food until 3am (Friday and Saturday) and 2.30am (on Sunday - Thursday). These premises are situated in the Cumulative Impact Policy area which means that there should be no new licences in this area unless the applicant can show that the grant of the licence would not add to the cumulative impact, or that there are genuinely exceptional reasons for departing from the policy. We are absolutely sure that this very large venue, in a prominent spot on the high street, will add to the cumulative impact - in particular, in terms of ASB, litter and noise and there are no exceptional reasons for departing from the policy.

The CIP was introduced in Fallowfield because of the number of recorded ASB incidents and the fact that the sheer density of licensed premises (bars and takeaways) were linked to these problems. There are approximately 39 licensed premises within a few metres of each other, most of which are takeaways and a lot of them have exceptionally late opening hours. One would normally expect this density in a city (or town) centre, or perhaps a station/airport complex and, even then, this would be quite unusual.... but absolutely no-one would expect this in a residential suburb. Residents who move to Fallowfield (or who have lived here for many years) should not have to accept, or expect, these round-the-clock night-time movements. It is extremely damaging to our mental and physical health to have our sleep patterns constantly disrupted by the noisy comings and goings of the patrons of these businesses. It is not simply a case of being woken up for a few minutes and then drifting straight back to sleep because we are often lying awake for hours afterwards and sometimes we can be woken up several times a night. The exhaustion that follows can affect you the whole of the next day and it is particularly hard for those of us who have to get up for work (or school) and cannot have the luxury of a lie-in.

In addition, the litter that takeaways cause across our neighbourhood is absolutely excessive and we often wake up to takeaway remnants, vomit, broken glass etc strewn across our streets and thrown into our hedges and front gardens, adding to the general degradation and lack of pride in this area. In a time when resources are very limited indeed, it is not right that the public purse should have to pay any additional and unnecessary costs of dealing with the consequences of these late night hours. Any business offering a good quality product should be able to make a reasonable income within normal opening hours. During the first lockdown, when takeaways were closed, the difference to our streets was unbelievable. It felt like we could begin to breathe

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again, in spite of the very sad realisation that we were in a pandemic (and that Fallowfield had the highest infection rates in the country), many people around here actually spoke of relief - relief from the noise, litter and ASB.

It is obvious that the reason why this business wants to open beyond the standard 11pm closing time is because they want to capture the student market and attract students either coming home from the local bars (or from the city centre), or entice them out of Owens Park halls of residence and the HMOs. We now know that there are 11,195 students now living in the M14 6 postcode <http://wonkhe.com/blogs/the-start-of-term-is-not-just-a-problem-for-universities/> and pretty much all of them are looking for food and entertainment on their doorstep. The business is also on the main Wilmslow Road corridor into the city centre so it is quite possible that anyone returning to S Manchester from a late night out in the city centre, might also stop off for a kebab on their way home. Kebabs are an extremely popular food choice for people after a night out drinking and it is this toxic combination; large groups of inebriated people returning from a night out, who are not likely to be aware of the noise levels they are creating, or the litter they are dropping.

I would like to emphasise that local residents do not want to have to keep on objecting to these licence applications - it puts a very unfair burden on us and many people are not able to object because they don't have the time, confidence, knowledge and perhaps don't speak English as a first language - but if we don't object, because of the way the Licensing Act 'works', these late licences will automatically be granted. It was because residents and residents' groups did not have this knowledge when the Licensing Act was first introduced that we have such huge numbers of these licences in this area and this has necessitated the introduction of a special Cumulative Impact Policy. I believe this is the only CIP in the whole of Manchester which is evidence in itself of the extreme nature of the problems.

I can quite understand that for people who do not live in this immediate area, we might seem like we are 'anti' things for the sake of it, but I would like to emphasise that I have never complained about a single noise, ASB or litter issue anywhere else we have ever lived. I know I am not alone. At every residents' meeting I have ever attended here, these issues constantly arise and they are continuing to drive people out of the area. There are 3 couples within a 1 minute walk of our house who are currently moving; one couple is in their 30s with a small child and the other couples are in their 40s and early 70s. All these people have complained many times over several years and they cannot stand it. I have also noticed that when people do move, they generally leave Manchester altogether - sadly they are absolutely fed up with this city. Sometimes residents struggle to sell their houses and end up having to rent them out to people who only need a place for a short time and so will just put up with the problems and so we see our neighbourhood becoming increasingly occupied by a transient population who are not vested in the community.

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Having looked at this company's website, it seems that their other venues generally have an 11pm closing time - and those that don't are not in residential areas - we therefore hope that they will listen to our views and take them on board. It is not that we are against this business per se, I am sure that some local residents will be keen to try out their food offering, but we just do not want the damage caused by late night opening hours. We ask the owners to put themselves in our shoes and consider how they would feel if they lived here.

If this application comes before the licensing committee, we urge the panel to reject this application in full, there are no conditions which could mitigate the harm.

Yours faithfully,

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# BUS 1

**From:** [REDACTED]

**Sent:** 19 May 2021 10:27

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

**Subject:** Premises Licence (new) 257955/HH1: GDK, Revolution, 311-313 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

Hi,

I am writing as [REDACTED] of [REDACTED] Sheltered Scheme, Derby Rd, Fallowfield, M14 6WD to object on behalf of the residents to the application made for hot food to be served until 3am (Fri & Sat) and 2.30am (Sun-Thursday) at GDK, Revolution, 311-313 Wilmslow Rd, M14 6NW.

This application falls within a Cumulative Impact Policy area and the addition of another late night premises is very likely to add to problems relating to Public Nuisance (noise, anti-social behaviour & litter). The hours requested are also exceptionally late for a residential suburb.

Our residents already suffer from noise disturbances from neighbouring properties and their residents including students. This is because they purchase food and alcohol late at night then hang around near our building, drinking, eating, making noise and generally causing a disturbance during the late hours. They are then littering our grounds and shrubs with discarded food packaging and drinks cans and bottles.

This is a regular occurrence and could become even worse if another venue selling take away food is added to Fallowfield District Centre.

There is no exceptional reason to depart from the Cumulative Impact Policy. We already have many places to buy food and takeaways in Fallowfield. We would have no problem with the premises opening until 11pm. Any later is not acceptable for the reasons given above.

The Cumulative Impact Policy needs to be upheld.

Best Regards

[REDACTED]

[REDACTED]

[REDACTED]

[Onward Homes](#)

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