

GREATER MANCHESTER POLICE - REPRESENTATION

About You

Name	PC Alan Isherwood
Address including postcode	1 st Floor Manchester Town Hall Extension Lloyd Street M2 5DB
Contact Email Address	alan.isherwood@gmp.police.uk
Contact Telephone Number	0161 856 6017

About the Premises

Application Reference No.	LPV 258151
Name of the Premises	SPAR
Address of the premises including postcode	22-24 Stretford Road Manchester M15 6HE

Your Representation

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

The grounds for the objection are the undermining of the Prevention of Public Nuisance licensing objective.

The Premises are situated on Stretford Road in the Hulme area of Manchester and are underneath, opposite and adjacent to a large number of residential properties.

The proposed extension of the permitted hours, to allow the premises to remain open selling alcohol until 0300hrs each night is excessive for premises which are in such close proximity to a residential properties. The noise generated by persons visiting the premises at 0300hrs, both on foot and in vehicles, is more than residents should reasonably be expected to have to endure. At these times of the morning the background noise from nearby roads is greatly diminished so any noise from customers or their vehicles will carry much further and appear to be much louder than at other times.

The application also seeks to allow the premises to open and sell alcohol from 0700hrs each day so in effect the premises would be open 20 hours a day if this variation was granted.

If the applicant was only seeking the earlier hours (0700-0900hrs) then GMP wouldn't have an issue but the later hours they are seeking are likely to cause an unacceptable level of disturbance to persons living right on top of the premises.

We therefore ask that the application is refused

From: Nathan Mistry <nathan.mistry@manchester.gov.uk>
Sent: 05 June 2021 13:48
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Cc: Timothy Ansell <timothy.ansell@manchester.gov.uk>
Subject: MAU 258151 SPAR

Good afternoon,

Please find pasted my representation in relation to the pending license variation application:

The Licensing and Out of Hours Team (LOOHT) have assessed the likely impact of the variation to the license at SPAR, 22-24 Stretford Road, Manchester, M15 6HE, taking into account a number of factors. This includes the location of nearby residential properties, the hours applied for and any potential risk that the granting of this licence, could lead to issues of Public Nuisance.

The premises is situated on the corner of Stretford Road and Newcastle Street, which is a highly populated University area with both residential and student accommodation surrounding the area in very close proximity to the premises. The premises is attached to a student accommodation, with flats both above it and adjoining it. There are also residential properties directly behind the premises on Newcastle Street and Loxford Street. Furthermore there is also student accommodation directly opposite the premises on the other side of Stretford Road.

LOOHT have given particular consideration to Manchester City Council's Statement of Licensing Policy, specifically s.7.25 in that the licensing authority will ensure that due consideration will be given to the proximity of licensed premises not only to local residents and businesses, but also in relation to other licensed premises, as well as s.7.28 in that the licensing authority will give consideration to the appropriateness of hours applied for, having regard for the location of the premises and their likely effect of the promotion of the four Licensing Objectives.

Description of proposed variation as given by the applicant:

The application is for an extension to the hours for the opening times of the shop, alcohol sales and to include late night refreshment.

Proposed hours and licensable activities:

Provision of late night refreshment:

Current hours: Not currently permitted

Proposed hours: Mon to Sun 11pm to 3am (indoors)

Propose rollover hot dog machine and tea and coffee

Supply of alcohol for consumption off the premises only:

Current hours: Mon to Sun 9am to 12 midnight

Proposed hours: Mon to Sun 7am to 3am

Opening hours:

Current hours: Mon to Sun 7am to 12 midnight

Proposed hours: Mon to Sun 7am to 3am

The applicants proposed closing times are Monday-Sunday 03.00am. The applicant has also applied for late night refreshment from 23:00pm – 03:00am. LOOHT, feels this would lead to a high number of customers being attracted to this premises as other premises in the locality offering both alcohol and food have closed. LOOHT feel that this would undoubtedly lead to an additional noise nuisance being created. (Customers arriving on foot, talking loudly, laughing etc. Cars/taxis pulling up waiting for customer to collect food, car doors slamming etc.) Noise nuisance that would not normally be experienced by the immediate vicinity local residents at this time of night.

LOOHT have also received numerous complaints from local residents regarding students, particularly from the Birley Fields Campus, whereby they have experienced high amounts of Anti Social Behaviour (ASB) and noise nuisance issues from students having gatherings/parties both inside and outside the student accommodation and in the surrounding areas / streets.

These complaints have since been passed onto the University Housing Team who are actively investigating.

The Birley Fields Campus is in close proximity to the premises and therefore LOOHT believe granting this licence variation could potentially undermine the licensing objectives and cause further noise and ASB issues in the area, especially when students go to buy food and alcohol from the premises in the early mornings/late at night.

LOOHT recently received a complaint on 01/06/21 regarding student noise issues in the area, this again helps to evidence the ongoing issues local residents are experiencing on a daily basis.

As such LOOHT recommends that the application is refused on the grounds of not upholding the licensing objectives in relation to public nuisance. LOOHT believe granting this variation will only exacerbate the local noise and ASB issues in the area.

Recommendation: Refuse Application

Kind regards,

Nathan.

Nathan Mistry
Neighbourhood Officer
Licensing & Out of Hours Compliance
The Neighbourhoods Service
Growth and Neighbourhoods Directorate
Contact Centre: 0161 234 5004
Direct tel: 0161 234 1220

From: Lee-Ann Igbon <cllr.lee-ann.igbon@manchester.gov.uk>

Sent: 11 May 2021 13:08

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

Subject: RE: Premises Licence variation 258151/PW5: Spar, 22-24 Stretford Road, Manchester, M15 6HE, (Hulme ward)

Hi

I object to the license based on it is a residential area, the on going issues with asb from students returning to their accommodation and have previously objected to others requesting the late hours. Stretford rd has issues with st crime, drug dealing and a known criminal area having any premises open adds to the issues in the area.

Kind regards

Lee-Ann

From: Annette Wright <cllr.annette.wright@manchester.gov.uk>

Sent: 19 May 2021 13:52

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

Subject: RE: Premises Licence variation 258151/PW5: Spar, 22-24 Stretford Road, Manchester, M15 6HE, (Hulme ward)

Hi

I don't support this application. There are already issues with anti-social behaviour and late night noise from student accommodation and later opening will only add to this.

Kind regards

Councillor Annette Wright
Labour Party Councillor for Hulme Ward
C/o Member Services
Manchester Town Hall
Manchester
M60 2LA
07966 296296

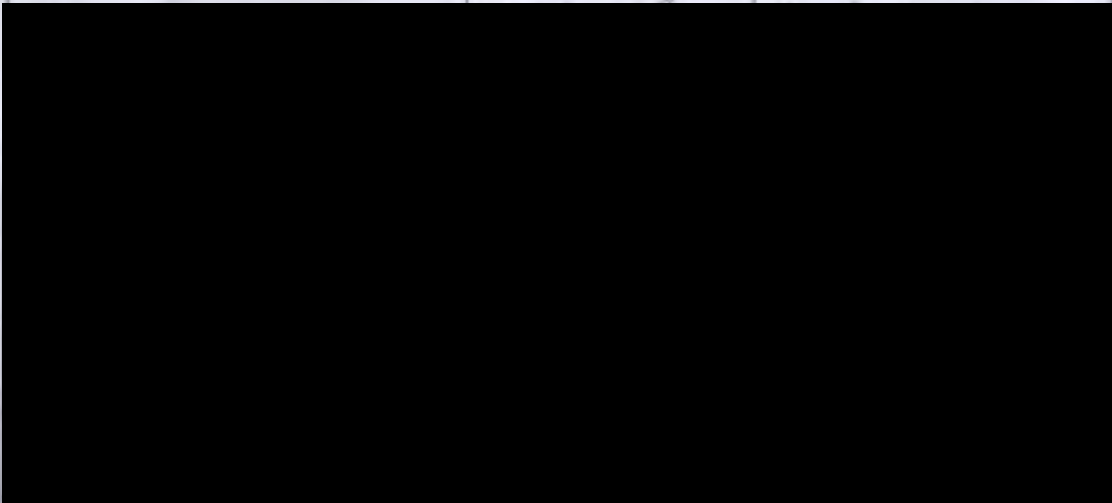
**Petition to stop Ref: 258151/PW5 extended 3am
alcohol licence at Spar, 22-24 Stretford Road,
Manchester, M15 6HE**


https://secure.manchester.gov.uk/info/200063/licences_and_permissions/2664/hulme_-_current_licence_applications/4

Application:	<p>Applicant Rajinder Singh</p> <p>The application is for an extension to the hours for the opening times of the shop, alcohol sales and to include late night refreshment. Proposed hours and licensable activities: Provision of late night refreshment: Current hours: Not currently permitted. Proposed hours: Mon to Sun 11pm to 3am (indoors) Propose rollover hot dog machine and tea and coffee Supply of alcohol for consumption off the premises only:</p> <p>Current hours: Mon to Sun 9am to 12am</p> <p>Proposed hours: Mon to Sun 7am to 3am</p>
Petition:	<p>We, the undersigned, oppose the 3am extension of the alcohol licence Ref: 258151/PW5. The basis of this opposition is that extending a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. Residents in this area already suffer noise nuisance and antisocial behaviour at all hours of the day and night.</p> <p>We have a significant amount of antisocial behaviour on our estate from those who do not live here but use it to take drugs, and purchase and consume alcohol. Litter and broken glass already pose a significant health risk to the children and young people who live on the estate and use the green spaces for play and recreation.</p> <p>We have seen an exponential increase in rats in this area.</p> <p>We have been in consultation with MMU regarding antisocial behaviour and this licence extension would exacerbate the already existing problems MMU residents pose to this area.</p> <p>We the residents of Loxford estate believe that such action could result in a deterioration of resident's health and mental wellbeing and diminish the community spirit that we have built up over the years. The additional footfall could potentially put others at risk of harm, including children and young people, from increased traffic. The Residents of Loxford estate vehemently oppose the above licence application.</p>

Printed Name	Signature	Address	Date
			23/5/2021
			24/5/2021

[illegible]

Printed Name	Signature	Address	Date
			21/05/21
			31/05/21
			1/06/21
			1/08/21
			1/08/21
			1/6/21

Printed Name	Signature	Address	Date
			25/5/21
			30-5-21