

From: [REDACTED] >

Date: 29 October 2018 at 14:39

Subject: Premises Licence Variation 221276/AM2 - 256 Wilmslow Road

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

We are emailing with regards Premises Licence Variation 221276/AM2, in respect of 256 Wilmslow Road. Whilst this premises is situated in Fallowfield ward, as Withington ward Councillors we wish to express a number of concerns, which we believe fall under the following criteria. The numbers in brackets after each of the criteria refer to the points made below.

The prevention of crime and disorder (1, 3, 4, 5)

Public safety (1, 2, 5, 9)

The prevention of public nuisance (3, 4, 5, 6, 7, 8)

In Annex 3.5 of the previously approved licence, it states that "Out of University term time, door staff shall be employed at the premises to a ratio of 1:100 subject to a minimum of 2 door supervisors from 2100 each day." Point A.6 of the variation only states 2 door staff on Friday and Saturday, with a risk assessment to be carried out the rest of the time. This seems to be a watering down of what is currently in place, which could compromise staff and customer safety.

In Annex 2.9 of the previously approved licence, it states that "Polycarbonate glassware (or other such safety glass agreed with the police) shall be in use at the premises". Point A.8 of the variation only makes this a requirement from 2100 daily, with a risk assessment to be carried out. Again, this looks like watering down and compromising of safety.

Annex 2.7 of the previously approved licence states that "In order to assist members of bar staff with refusals... a member of door staff shall be allocated responsibility to monitor the bar when the bar is open for the sale of alcohol as from 2200". This appears to have been weakened considerably with Point A.13 of the variation merely talking about a "refusals book". It is not made clear who is responsible for backing up staff when they refuse to serve customers, and this raises concerns regarding staff safety.

There is no equivalent of Annex 2.10 of the previously approved licence requiring the operator to consult with GMP at least 7 days before advertising any promotions that occur outside Fresher's weeks. They should still have and discharge this responsibility.

Point B.5 of the variation describes an incident log and what this will record. It is not clear however whether this will replace the Property Watch and Floor Watch outlined in Annex 2.5 and Annex 2.6 of the previously approved licence. This detailed requirements and responsibilities regarding suspicious behaviour, abandoned and unattended property, areas of concern in relation to drunkenness, localised overcrowding, toilet checks, and monitoring of entry and exit points for obstructions and hazards. All of these are safety concerns, and they are not covered explicitly in the variation. Points B.2 and B.3 of the variation make mention of safety checks, but not to the level in the previously approved licence.

Points C.2 and C.3 of the variation do not make clear how noise or vibration nuisances will be measured or determined, or who is responsible for this. This needs to be much clearer, as these are going to be the main source of complaints from local residents.

Point C.4 of the variation does not state how regularly the building will be cleared of litter. Again, littering outside venues such as this is a major source of complaints from residents.

There is no equivalent of Annex 3.6 of the previously approved licence requiring Hydes to inform GMP of University term times at the beginning of each year. They should still have and discharge this responsibility.

There is no equivalent of Annex 3.7 of the previously approved licence requiring seating in the premises for 40% of the capacity. This should be stated clearly, as there are both health and safety and accessibility issues if there is not sufficient seating.

The proposed variation therefore contains a number of concerns regarding crime and disorder, noise, litter, health and safety (of both staff and customers), compared with the terms of the current licence. On these grounds we would therefore ask that the Licensing Panel refuse the application for the variation.

Kind regards.

[Redacted signature]

[Redacted contact information]



Licensing & Out of Hours Compliance Team - Representation

Name	[REDACTED]
Job Title	Licensing and Out of Hours Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	[REDACTED]
Email Address	[REDACTED]
Telephone Number	[REDACTED]

Premise Details

Application Ref No	611462
Name of Premises	256
Address	256 Wilmslow Road, Manchester, M14 6LB

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.

The Licensing and Out of Hours Team (LOOHT) have considered this variation application taking into account the area in which the premises is situated, the activities and extensions being applied for, Manchester City Councils' Cumulative Impact Policy (CIP), *Statement of Licensing Policy 2016 – 2021 (SOLP)* and the four licensing objectives.

The application is to remove annexes 2 and 3 of the current premises licence and replace them with a new operating schedule.

The premises is situated within Manchester City Council's Fallowfield CIP, *SOLP Appendix 7*.

The policy advises that an application should be refused for new and variation applications unless the applicant can demonstrate why they will not add to the existing problems in the CIP, *SOLP Section 5.7*.

Section 5.2 of SOLP addresses problems which arise when patrons leave the premises late at night/early morning and includes:

- Preloading
- Anti-social behaviour
- Noise nuisance
- Drunkenness
- Vandalism
- Litter

The LOOHT are satisfied with the proposed operating schedule submitted with regard to the conditions, though we wish to retain the existing condition 1 (Under Annex 3). There shall be no music played at the premises on Sundays between the hours of 10.00pm and 12.00am.

As per the model licensing conditions suggested by Manchester City Council

model conditions, LOOH would like to include the below additional conditions to the license.

Due to the current location of the premises and the impact on the local residents, LOOH would like to suggest that a direct telephone number for the manager of the premises is made publically available at all times that the premises are open. This number would then be made available to the local residents within the vicinity of the premises and allow for a better and more cohesive community working approach to complaints.

Display of Notices.

Notices shall be prominently displayed at any area used for smoking, requesting that patrons respect the needs of the local residents and use the area quietly.

Revise Condition C) 1 as follows;

The beer garden area shall cease to be used at midnight, with the exception of a designated smoking area. Staff shall monitor customers smoking outside the premises on a regular basis and ensure patrons do not cause a public nuisance.

Revise condition C) 4 as follows:

The premises and immediate surrounding area shall be kept clean and free from litter at all times the premises are open to the public.

LOOH would like to accept the application and new operating schedule with the additions of the above proposed conditions.

Recommendation: Approve opening hours reduced

From: [REDACTED]

Date: 1 November 2018 at 20:27

Subject: Premises Licence Variation 221276/AM2: 256, 256 Wilmslow Road M14 6LB

To: "premises.licensing@manchester.gov.uk"
<premises.licensing@manchester.gov.uk>

Dear Sir/Madam,

I write to object most strongly to the application of the above venue. I cannot believe that this venue is wishing to re-introduce glassware especially after it has a history of glassing incidents. Why? It will result in more broken glass on the streets of Fallowfield and more calls on GMP and the A & Department at MRI.

One considerable concern is that numerous sporting events are televised at this venue. Fights often occur between rival teams. Going on past experience with this venue in spite of all the verbiage set out in the application, I have no faith with this venue being well-run and responsible, given that they are specifically aiming at the Freshers market. This venue also caters for sports and social societies.

In view of the recent death of a Newcastle student following excessive drinking, can 256 confirm that they operate a responsible attitude to excessive drinking i.e. refuse to serve patrons? As a resident of Fallowfield these groups regularly disrupt the sleep pattern of full-time residents with their drunken antics and the damage they cause to the trees in the area when returning from such venues as 256..

There is an application to play music on a Sunday morning in spite of the venue now being embedded within accommodation. Is this really necessary?

I am also concerned that the indoor seating is to be decreased, thus increasing vertical drinking and the potential to increase public nuisance when the patrons leave the venue after excessive drinking. Plus if the indoor seating is to be decreased does that mean the number of patrons is to increase? How does this square with the number of door staff on duty? Presumably queue management will continue to operate? Additionally with the increased number of patrons, this has been agreed with GM Fire Service.

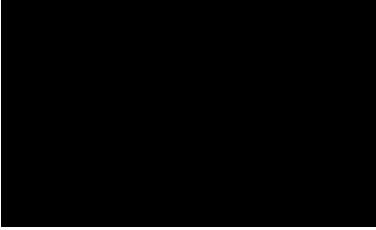
I note it is proposed to have sufficient receptacles for cigarette butts for smokers in the outdoor area. Will the venue also have some sort of patrol to keep the area on the pavement outside the external seating area free from broken glass, cigarette butts and general rubbish deposited by their patrons?

I think Hyde's Brewery are desperate to maximise on the diminishing number of students, even though this venue is regarded as a destination venue which attracts people to Fallowfield for nightlife, a reputation that local residents find very concerning.

I note the beer garden area shall cease to be used at midnight with the exception of a designated smoking area. How is this managed i.e. how are the non-smokers prevented from staying in the beer garden area after midnight?

Please note my objection to this variation of license application.

Yours faithfully,



From: [REDACTED]

Date: 5 November 2018 at 11:19

Subject: Premises Licence variation 221276/AM2: 256, 256 Wilmslow Road, Manchester, M14 6LB, (Fallowfield ward)

To: "premises.licensing@manchester.gov.uk" <premises.licensing@manchester.gov.uk>

Dear Licensing,

I'd like to object about this application - Premises Licence variation 221276/AM2: 256, 256 Wilmslow Road, Manchester, M14 6LB. This is a residential area and does not need more, and longer opening bars and clubs. We have great problems with littering [REDACTED] and literally everywhere in my neighbourhood, antisocial behaviour through alcohol and drugs keeping residents up all night with shouting and screaming and crime.

In particular relation to this application I feel that playing music Sunday morning could create public nuisance in addition to that created by removing indoor seating and introducing glass would create public safety and crime and disorder issues (previous glassing incidents). Please bear in mind that many student sports & society socials are hosted at 256 which massively multiplies the problems we are talking about here and their impact on our residential community.

Please support our community and reject this application.

[REDACTED]

From: [REDACTED]

Date: 3 November 2018 at 14:25

Subject: FW: Premises Licence variation 221276/AM2: 256, 256 Wilmslow Road, Manchester, M14 6LB, (Fallowfield ward)

To: "premises.licensing@manchester.gov.uk" <premises.licensing@manchester.gov.uk>

[REDACTED]

Dear premises licensing,

I write to OBJECT to this application for a licence variation.

I copy and paste below two points from the Dispersal Policy.

4. We will ensure the removal of all bottles and drinking receptacles from any patron before exiting the premises (this does not apply in the case of alcohol sold for consumption in any external area or in the case of alcohol sold for the purpose of consumption off the premises).

5. We will actively discourage our customers from assembling outside the premises at the end of the evening.

The two new policies, attached, offer less detail than the current licensing conditions. That is, they contain no indication of how many staff will be required. In other words, the level of resourcing is not specified. Without such specification, we cannot judge the effectiveness of these proposed arrangements and must assume that these proposed changes will lead to increased PUBLIC NUISANCE. That is, noise, littering, etc. will be worse in a built-up area that already suffers from too much pedestrian street-level noise.

When this is combined with what looks to be an increase in capacity then a compelling case emerges for refusal.

I urge the full refusal of this application.

Yours faithfully,

[REDACTED]

From: [REDACTED]

Date: 11 November 2018 at 21:29

Subject: Premises Licence variation 221276/AM2: 256, 256 Wilmslow Road, Manchester, M14 6LB, (Fallowfield ward)

To: premises.licensing@manchester.gov.uk [REDACTED]

[REDACTED]

Dear Sirs

I am writing on behalf of [REDACTED]. We wish to strongly object to the variation of license at 256 to remove the conditions in Annexes 2 & 3 and replace with the proposed operating schedule.

The reasons for our objection are in relation to the long history of problems and issues that residents have been faced with over many years. Many conditions were added to this club for good reason because of serious incidents including glassing which led to a premises license review. The location is at a flash point at the crossroads in Fallowfield. It is an area which has an intense number of University students but also attracts visitors as a destination venue. There are more than 3000 students housed at Owen's Park Halls of residence opposite the premises and many thousands more living in flats and houses in our residential community nearby.

Since the change of ownership there have been very noisy and problematic outdoor events which have caused neighbourhood disruption. Here is an example of a video showing the volume of DJ music residents were subjected to in June 2018:

<https://www.instagram.com/p/BjqIzLSB4h0/>

We have many concerns about current operations at 256 and residents have had reason to contact the council with complaints on a number of occasions. We have heard several members of the public that are not part of our residents group also complaining about levels of noise emanating from garden events or music breakout from the 256 venue.

In particular we wish to comment on the following important conditions which we do not wish to be removed.

Annex 2 Condition 9. Polycarbonate glassware (or other such safety glass agreed with the police) shall be in use at the premises.

[REDACTED] feel that it is important to keep this condition in place. We do not feel that the proposed condition of using polycarbonate after 9pm will help meet the licensing objectives. Many sporting events and other events occur in the daytime and early evening. Drunken anti social behaviour is not limited to after 9pm and therefore we do not feel that introducing glass at any time of the day would help uphold the licensing objectives (public nuisance, crime and disorder, public safety, protection of children from harm) at this venue. Broken glass is a very big problem in Fallowfield particularly around licensed premises that still use glass.

Annex 3 Condition 1. There shall be no music played at the premises on Sundays between the hours of 1000 and 1200.

Some members of our [REDACTED] go to Holy Innocent's Church on a Sunday morning and have done for many years. Residents want some peace and quiet in the neighbourhood. Regularly residents have to go past (or step over) vomit, broken glass and take away litter when they walk through Fallowfield on a Sunday morning. For those going to Holy Innocent's church, they will invariably have to walk past 256 and hearing DJ music playing will add to the public nuisance already experienced. CGs had reason to make complaints to the council when 256 posted offensive media tweets at Easter last year - see attached. Members of our group who are not followers of the christian faith also found this advertising offensive.

Annex 3 Conditions 7. There must be seating provided in the premises for 40% of the capacity.

Members of our group have been to 256 to watch sporting events and there have been queues 10 persons deep all along the bar with very little seating in the premises, not meeting the condition that states that 40% of the capacity indoor should be provided with seating. We feel this is necessary as a condition to limit vertical drinking. The atmosphere is very claustrophobic when the inside is packed with people.

There are many events held during week nights and weekend nights at 256 which contribute to rowdy behaviour in Fallowfield including university sports society events and bar crawls. AU socials have their own banner advertising on barriers outside the club on Wednesdays. Please see recent photos attached of the inside of the venue packed with students and not meeting the 40% seating capacity. The capacity of this venue is 500, a considerable capacity for a club in a residential area.

<https://www.instagram.com/p/Bp73a3bg2kH/>

In addition, we feel that a clear dispersal policy should be included in the conditions (we have not seen this). Customers going noisily to and from clubs (often drunk before and after) is a serious issue causing major distress through sleep loss to many residents in our group as [REDACTED]. Patrons of 256 usually walk to and from their student houses or flats past our homes. The noise of screaming, shouting and chanting often wakes us up.

Residents attended a meeting with the owner, [REDACTED] and Out of Hours Officer [REDACTED] when the premises changed ownership last year. We were told it was going to be a family friendly pub but we have been disappointed to note that it is essentially run as a student nightclub with a very packed garden whenever the weather is fine. We do not feel it has much to offer the permanent residents and feel it contributes significantly to the problems which led to the Cumulative Impact Policy being established.

We do not feel the licensing objectives will be upheld, particularly in relation to public nuisance if this variation of license is implemented. We would ask for refusal and we particularly wish to see the conditions stated in this objection kept on the license to protect residents from further problems within this cumulative impact policy area.

Best wishes

[REDACTED]

From: [REDACTED]

Date: 11 November 2018 at 23:05

Subject: Objection to: Premises Licence variation 221276/AM2: 256, 256 Wilmslow Road, Manchester, M14 6LB

To: "premises.licensing@manchester.gov.uk" <premises.licensing@manchester.gov.uk>

F.a.o.: [REDACTED] - Licensing

Dear Sirs

I would like to object to the above Licence variation in regard to 256 Bar, Wilmslow Rd Fallowfield M14 6LB.

I live on [REDACTED] and have previously raised concerns and complained about noise and disorder relating to these premises.

In regard to the Licence Variation I would like to object to the new proposals set out by the Management Company on the following grounds:

1. The request to introduce "glassware" rather than the current "polycarbonate" glasses could pose a real threat to public safety and lead to a potential increase in crime and disorder in Fallowfield. This "residential area" with a huge student population is already subject to a Cumulative Impact Order - created to deal with the crime and public disorder directly related to the local pubs, clubs, bars, and eateries, and also has University funded "night time" patrols to deal with drink & drug related noise, crime and antisocial behaviour.

The reason for banning "glasses" in pubs and clubs was to protect people from being attacked, maimed and killed by broken glasses and bottles being used as weapons in drunken violent fights and attacks. In fact Blackburn with Darwen Council has recently agreed to ban "glassware" in Darwen pubs following the death of young man who had been stabbed in the neck with a broken champagne flute (See link below): It therefore seems completely irresponsible for 256 to seek to replace "polycarbonate" with "glassware" given the potential for serious "public injury" in the event of an alcohol related fracas. This particular venue often holds "televised sporting events"& other "club social events" which can be rowdy and where rival allegiances can lead to drink fuelled disagreements and aggression. The danger of broken glasses and bottles being used as weapons in a drunken fight, in a crowded pub is a real cause for concern, and it seems to be an ill-thought-out and regressive step on the part of 256 to seek this?

<https://www.morningadvertiser.co.uk/Article/2018/08/10/Town-bans-pub-glasses-after-Champagne-flute-murder>

Town bans pub glasses after Champagne flute murder

morningadvertiser.co.uk

Residents of a Lancashire town have succeeded in a campaign for pubs to participate in an evening glass ban, fol...

2. 256 also requests to "remove some indoor seating" which would increase the floor-space, allowing many more "standing customers" to be accommodated at the venue. This again has the potential to lead to "public noise nuisance" and "crime and disorder" as more

"standing customers" drinking in close proximity, often in "groups" or large parties, will greatly increase the noise volume, and the potential for inadvertent pushing and shoving, horseplay, drink spillage etc. Cramming more people into the venue could lead to accidents and altercations

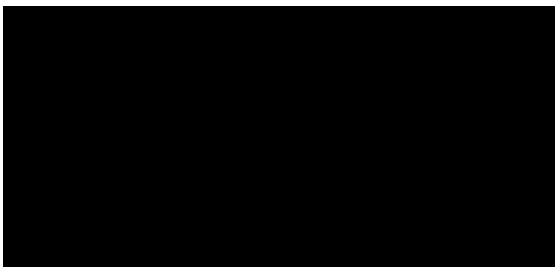
and if "glassware" was part of this mix, it would add "fuel to the fire" increasing the likelihood of drink related violence including "glassing" with

the potential for serious injury and harm. I therefore believe this request by 256 should also be rejected by Licensing.

3. My third objection pertains to the request to "play music on Sunday mornings"? I don't know whether this relates to indoor or outdoor music - or both? As I have previously formally complained about loud music and noise nuisance blaring from the outside "beer garden" at 256, I certainly do not want to experience any further "noise disturbance" from the premises on a Sunday morning, nor I'm sure do other local residents. Also, and far more pertinent, is the fact that the Holy Innocents Church is right next door to 256 and another church The Seventh Day Adventist is in very close proximity, both of which hold Services on Sunday mornings. I think the churchgoers have the right to enjoy their prayers and commemorations in peace and quiet and I find it very disrespectful of the 256 Management to disregard the importance of the Sabbath to religious worshippers, by requesting to play music whilst their services are ongoing. I sincerely hope this request will also be rejected by the Licensing Committee.

It strikes me that the Licensing terms currently in place for 256 are perfectly adequate and should not be replaced by their "proposed terms" which I believe are not only unnecessary, but have the potential to increase the well-documented, ongoing noise nuisance, antisocial behaviour and drink/drug related crime and disorder which plagues the neighbourhood. It is these problems that led to the introduction of the Cumulative Impact Policy and night-time patrols in an effort to tackle the disturbance caused by the night-time economy and its negative impact on the lives of Fallowfield residents. I would urge Licensing to reject the Variation request by 256 on the grounds outlined above and in the interests of greater "social cohesion" for the wider area.

Thank-you,

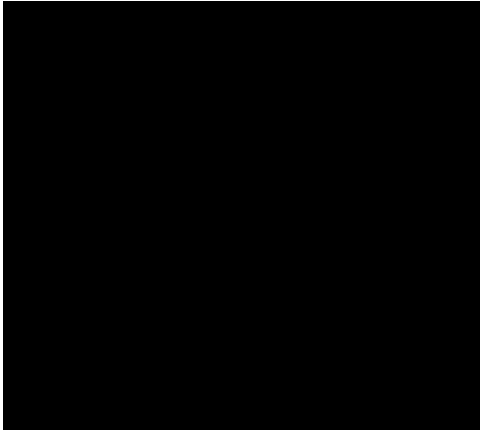


From [REDACTED]

Date: 12 November 2018 at 07:20

Subject: Premises Licence variation 221276/AM2 256, 256 Wilmslow Road, Manchester, M14 6LB

To: "premises.licensing@manchester.gov.uk" <premises.licensing@manchester.gov.uk>



Your ref: Premises Licence variation 221276/AM2 256, 256 Wilmslow Road, Manchester, M14 6LB

To whom it may concern

I am objecting to the proposed licensing variation at the 256 Premises

I am a long term resident of [REDACTED] (since 1985) and have seen many changes throughout this period.

There has been a noticeable increase in noise levels in the area over the last ten years, from revellers returning from the drinking establishments, going on until 6-7am in the morning.

This has been particularly severe in [REDACTED], prompting a handout delivered to houses in the area from [REDACTED] (The Fallowfield Area Inspector Greater Manchester Police at the time) This dates from 1st May 2007 and I quote some passages from it:-

“There have been many reports of Anti Social behaviour taking place on Landcross Rd and adjoining streets over the last several weeks. The reports concern drunken antics and shouting between the hours of midnight through until 6am.”

..... “I will not tolerate such behaviour and will be taking positive action

The following year, on 12th May 2008, [REDACTED] saw its worst anti-social behaviour when revellers clashed with riot police. Eight people were arrested, after officers moved in to disperse a crowd of around 300.

As a full time day – worker, I often arrive to work, exhausted from broken sleep, caused by the racket that these late night revellers are making.

I was therefore most disturbed by the licence variation application from the 256 premises. The 256 premises is the largest drinking venue in the area and causes immense amounts of noise and public nuisance during the term time when students are in residence.

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

[REDACTED]

[REDACTED]

Dear Sir/Madam

I am writing on behalf of the residents of the [REDACTED] which consists of [REDACTED] [REDACTED]. The properties range from 1 bedroom flats to family houses, with ages ranging from babies to pensioners. We believe that we are [REDACTED] [REDACTED]

We wish to object to this licence variation for numerous reasons relating to the removal of Annex 2 & 3 and substituting with a new operating schedule and policies.

Under the proposed operating schedule we note the following:

Annex 3

1 - We strongly oppose the removal of this condition. These premises are immediately next door to Holy Innocents church and therefore to respect church services with accompanying bell ringing we strongly feel that the original condition of no music being played between 10-12pm should remain.

7 - When Hydes sold 256 [REDACTED] invited myself & [REDACTED], together with an Officer from the OOH team to meet with the new owner. We were led to believe that he intended to turn the premises into a place where the local community of long term residents with their families would feel welcome and that it would not become a mainly student type venue. Sadly our hopes have been dashed as time has gone on.

By asking to remove the 40% of the seating from the total capacity figure of 500 this just reinforces that the owner wishes to provide more of a club experience and in turn increase vertical drinking which in turn encourages people to drink faster.

256 is directly opposite Owens Park Halls of Residence which houses thousands of 1st Year students, many away from parental control for the first time and unused to drinking large amounts of alcohol.

This increase in binge drinking leads to an increase in anti social behaviour, with risk taking behaviour which in turn can lead to an increase in STD's and unwanted pregnancies. It also encourages a development of maladaptive coping strategies, which for such young students is a recipe for disaster in their academic career.

Therefore we ask that the 40% figure remains for seating.

A - Prevention of Crime and Disorder

5 - In order to fulfill their obligation to this objective we disagree with the reduction of door staff Sun - Thurs. Since the new owner took over these premises from Hydes Brewery it has become apparent over time that it is very clearly aimed at the student market and there has been an increase in events for students most nights of the week and therefore we believe that a minimum of door staff should be on duty regardless of the day. See attached example of a Monday night which shows how busy 256 can be.

6 - We are concerned that should glassware be permitted up to 9pm then this will impact on safety of patrons by increasing the availability of glass which can be used as a weapon, in the past these premises had many problems which is why the polycarbonate condition was introduced. There is nothing to prevent someone saying that they're drinking inside and being given a glass to drink from,

but then moving into the Beer Garden taking their glass with them should a 'polycarbonate only' rule for outside be introduced.

B - Public Safety

Due to the many decking steps to be navigated in the Beer Garden we are concerned that people may cut themselves on broken glass, especially during the summer when sandals are worn barefoot. Residents have told me how they have seen cluttered tables with many empty pint pots during the summer when walking past, at least at present if knocked off they will not smash unlike glass. Likewise for drinkers inside. We cannot think of any time when it will be safe to use glassware instead of polycarbonates.

C - Prevention of Public Nuisance

1 & 2 - ██████████ residents are disturbed on a regular basis due to the late hour closing of the Beer Garden and we are of the opinion that closing hour for the garden should be brought forward to 11pm in line with the emptying of bottle bins in order to protect long term residents. Also recently by the increased use of daytime events, on those days it was impossible to enjoy the use of our gardens due to the volume/type of music being played from the outside DJ booth. Amplified noise plus the shouting/shrieking/laughing of drunk students carries across Wilbraham Road, this can be heard throughout our estate especially when The Levellers (a group of rappers) played earlier this year at an outside daytime event and also when the Parklife daytime event was held
<https://twitter.com/Parklifefest/status/992442482897182720?s=03>

The doors leading to the Beer Garden have been seen on a regular basis propped open after 11pm during warm weather which has led to breakout noise which in turn has woken children during the night.

5 - Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner. These signs are about as much use as a chocolate teapot, as the saying goes. Drunk students in high spirits are completely oblivious to how loud they are when walking home in groups as large as 10+ and we doubt very much that they even spot these signs at the doorway! Even if reminded on their way out at closing time we have little faith that this will alter their behaviour. Street noise is one of the most complained about topics and ██████████ are regularly disturbed in the early hours.

Proposed Policies

Smoking & Al Fresco Dining

During my last visit in early August when a friend & I decided to go for something to eat following a meeting at Manchester Student Homes we met our first problem of how to get my wheelchair up the steps, luckily a passerby helped. In order to use the disabled access toilet I had to wait for the barman to first unlock the door and then remove the mobile bar which was stored inside(!). Hardly hygienic by any stretch of the imagination. Once inside I discovered the changing table had been left down (perhaps somewhere to keep the loo roll because the dispenser was broken?), there were also empty glasses lying about and the A frame advertising blackboard was leant against the hand dryer. This made me wonder when this toilet had last been cleaned seeing as how it was a Wednesday when we visited. I then had to go through a repeat of this when going to the loo before leaving too.

We sat outside at the only wheelchair accessible table but no ashtray other than the one fixed to the wall, fortunately I had my stubby with me to put ash/dimps, but I can't see many students carrying

one around and will just throw their discarded cig on the ground rather than to look for a wall mounted ashtray.

We didn't think that the barman had had any training on how to use the portable ramp because my friend had to show him how to place it over the steps. I'm afraid 256 failed on being a wheelchair friendly pub so it was a good job that we both enjoyed our food, although we will not be returning.

It wasn't particularly busy but we noticed that tables were not cleared that often, so hardly surprising that residents have seen tables full of empties when it is busy.

Dispersal Policy

A major cause of ASB happens when our late night bars/clubs close and students make their way home. As stated previously respect the neighbours signs are a waste of time likewise door staff could give a 5 minute talk on being quiet on your way home and students still wouldn't take any notice, so we have little faith in this policy.

Therefore we respectfully ask that this application is refused although [REDACTED] will be grateful if Beer Garden closing hour could be brought forward in order to give us a little respite from noise disturbance, especially when our children are studying for their exams We also fully support the [REDACTED] submission.

Yours faithfully

[REDACTED]

[REDACTED]

University of Manchester
- Fallowfield Campus



Residential area

Scholar Shack

**Student Halls of
Residence UoM**

Oak House

256



**Sherwood
Estate**



Residential area

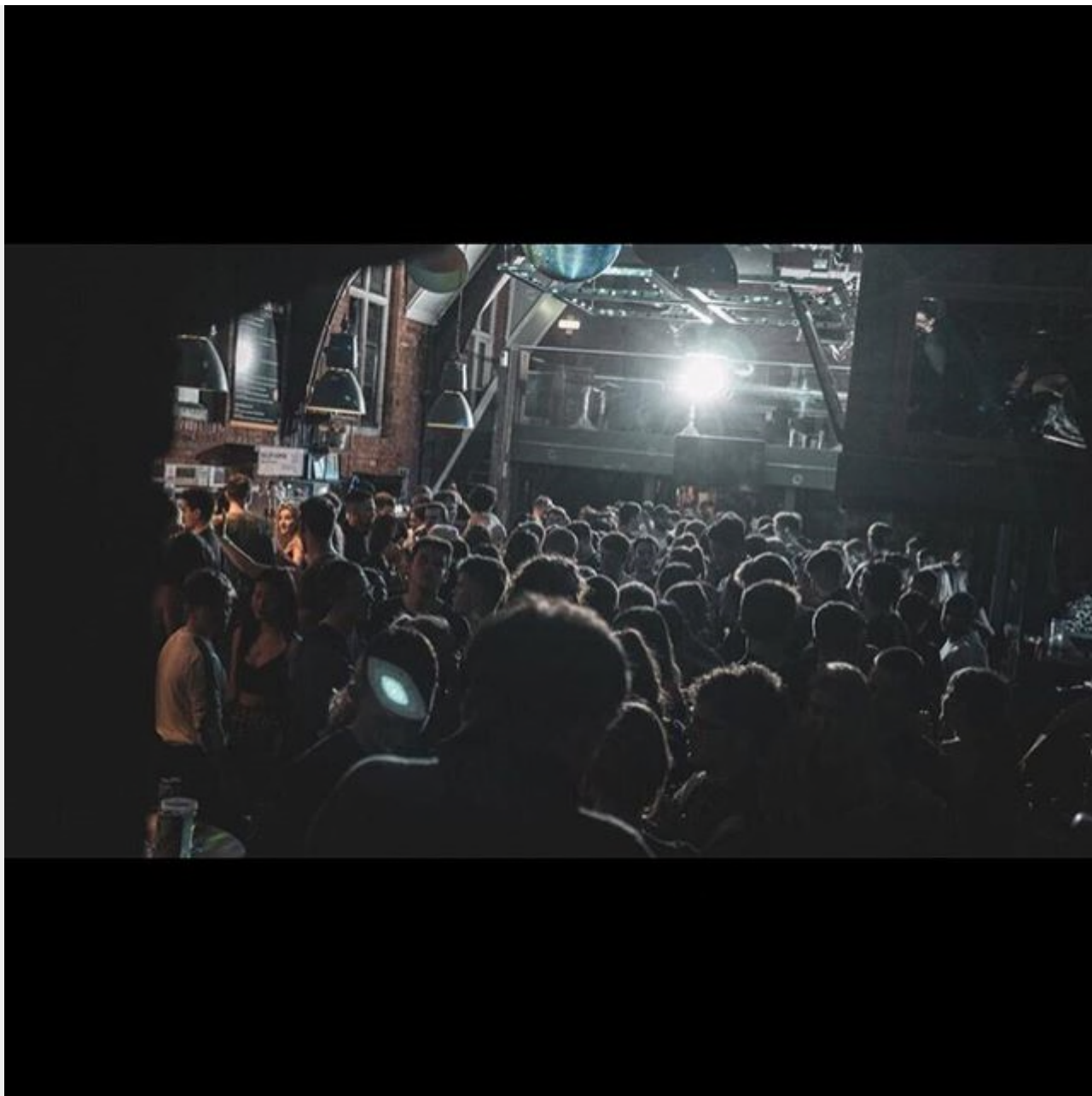
Manchester Lettings







Example of a Monday Night Event At 256



[danneedhamvisual](#)

88 likes

- [tommy__tickle](#)

Mad night on Monday for Discoteca, safe everyone who came through and everyone who played absolutely killed it!

□ [redacted]

• [redacted]

#disco #travel #music #love #dj #discount #party #discoteca #discover #discounts #discover_india #discord #instagood #discos #photography #disconnected #discotheque #discovering #vinyl #discoveries #disconnect #nature #discogs #discover_muas #discover_catalonia #explore #discoteque #photooftheday #discounted #vinylcollection

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Looking slick 💪

• [redacted]

ameiiii! 😊 [redacted]

• [redacted]

[redacted]_ safe broski!

3 days ago

[REDACTED]

23:59 (10 hours ago)

to me

Dear Sir/Madam,

Re: Premises Licence Variation 221276/AM2, 256. 256 Wilmslow Road, Manchester M14 6LB

I am writing on behalf of [REDACTED] to object to the above licence variation application.

We do not think that this variation promotes the licensing objectives for the following reasons:

Introducing Glassware

256 are requesting to remove the polycarbonate glasses and replace with ordinary glassware. The reason this measure was brought in was to prevent accidents in an extremely crowded venue. The venue is situated opposite the Owens Park Halls of Residents which currently houses 3000 students (and this is soon to rise to 4000 students), there are also a very large number of student HMOs in the near vicinity. A lot of the students are not used to drinking large quantities of alcohol and introducing glassware in such a confined space can only increase the risk of accidents. Local residents regularly see drunk young people stumbling out of this venue and across the very busy crossroad, they have little awareness of traffic and I am sure a lot of them will not be thinking about where they place their drinks' glasses.

Moreover, this venue often broadcast sporting events which tend to be very rowdy, alcohol fuelled events and where emotions can run high, sometimes resulting in fights. Introducing glassware may result in glasses being used as weapons and could lead to really serious injuries. The area also has a history of gang related crime and again any fights which could arise will be much more serious if glass is readily available.

This bar/club actively encourage heavy drinking - only tonight I noted a big billboard outside advertising Vodka Doubles for only £3 and so we believe that the combination of glassware, strong alcohol and young people is a potentially lethal cocktail and we cannot see any positives at all if this variation is allowed

Playing Live Music on Sunday Mornings

256 are requesting permission to play live music on Sunday mornings and we urge you to reject this. The bar/club is right next door to Holy Innocents Church which holds a service every Sunday and which many local residents attend. We strongly feel that residents have the right to attend the service without the disruption of competing music from 256. If we wish to encourage a sustainable, inclusive community in Fallowfield, we believe it is important for different groups of people to go about their lives in reasonable peace and with respect. Moreover Sunday mornings are traditionally a time when people like to have a lie in and they do not want to be disturbed by music from this bar

Removal of Indoor Seating

256 would also like to 'remove some indoor seating' to create more standing room. Obviously the intention here is to increase the number of customers and make the club even less inviting for

anyone who would like to have a chat and drink thereby encouraging more alcohol consumption which poses a greater health risk to the (student) customers.

Any increase in numbers will also lead to an increase in noise outbreak from the venue as well as an increase in foot fall as the customers leave the premises to walk home. Most of the student customers live within a 10 minute walk of the venue and residents are very regularly woken up by groups of students and often have to deal with the debris (vomit, broken glass and litter) from the night before and it is particularly unpleasant and hazardous for children. Anything which could increase this risk runs counter to the licensing objectives.

Finally we would like to highlight that this premises is within the Cumulative Impact Policy area, it is the only area in Manchester to have a CIP in force in an attempt to address the very high levels of crime, public nuisance and safety issues in Fallowfield district centre. and try to restore a diverse, balanced and sustainable neighbourhood for all residents.

We strongly urge you to reject this licence variation.

Yours faithfully,

