



Licensing & Out of Hours Compliance Team - Representation

Name	Gemma Hunt
Job Title	Licensing & Out of Hours Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	[REDACTED]
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Premise Details

Application Ref No	M262295
Name of Premises	Gob
Address	59-61 George Leigh Street, M4 5DR

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 & Out of Hours (LOOH) Team have assessed the application taking into consideration the proposed operating schedule, locality of the premises and any effect the granting of the licence could have on the prevention of public nuisance licensing objective.

The premises are situated in an un-used unit on George Leigh Street, part of the Victoria Square building. Victoria Square contains approx. 163 flats for retired residents generally over the age of 65. The proposed premises are surrounded by residents on the terraced streets and is predominantly a residential area.

The LOOH team have concerns around the use of the outside seating area proposed on George Leigh Street, in particular the impact from noise generated by customers disturbing the surrounding residents which are joined to the building above, to the sides and directly across from the premises.

The LOOH team have discussed the concerns with the applicant and the following conditions have been agreed which mitigate the concerns:

1. A direct telephone number for the manager of the premises shall be publicly available at all times the premises are open. This telephone number is to be made available to residents in the vicinity.
2. External areas of the premises are to be used for customers wishing to dine only (save for customers smoking) with alcohol being ancillary to food.
3. Any external area will not be in use by customers beyond 9pm, save for customers wishing to smoke. Tables and chairs will not be accessible for customers to use, from 9pm.

The agreement of the above conditions will satisfy the LOOH representation.

GREATER MANCHESTER POLICE - REPRESENTATION

About You

Name	PC Alan Isherwood
Address including postcode	1 st Floor Manchester Town Hall Extension Lloyd Street Manchester
Contact Email Address	[REDACTED]
Contact Telephone Number	[REDACTED]

About the Premises

Application Reference No.	LPA 262295
Name of the Premises	Gob
Address of the premises including postcode	59-61 George Leigh Street, Manchester M4 5DR

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 in relation to the above premises on the grounds of Prevention of Crime and Disorder and the Prevention of Public Nuisance.

The premises are situated on a residential street and are surrounded on all sides by residential properties with residential properties above.

GMP are concerned that, although the application is good, with a dispersal policy and hours that are in keeping with other premises in the general vicinity, its proximity to residential properties will almost certainly cause a disturbance to those residents.

GMP believe that if the premises were to utilize an outside seating area, then even low level conversation is likely to be heard at the closest properties, and experience has shown us that often, despite the best efforts of staff, the level of noise and laughter can suddenly rise and other noises like the scraping of chairs can sound very loud during the later hours when the street is quiet.

Even if the outer area was not used during the later hours the premises will have to make provision for smokers and people participating in this will again be talking and laughing and this will inevitably cause a disturbance to those living close by.

There are several other licensed premises in the vicinity but these tend to be situated around Cutting Room square and several of these premises became licensed at the same time as the residents were moving in so the relationship between the residents and the bars/restaurants was nurtured from the beginning and those premises which came later were setting up in an area which already had an established night time economy.

This application is different because it seeks to open a licensed premises on a street where there are no others but where there are a large number of established residents and this needs to be taken into account when deciding if this application should be granted.

From: [REDACTED]

Sent: 25 August 2021 10:50

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

Subject: Objection to Bistro - 59 - 61 George Leigh Street, Ancoats

I am writing in reference to the above application for a drinks licence to object. [REDACTED]

[REDACTED] The building in which the Bistro is to be housed is accommodation for over 60 year olds and the application for a licence until 11.30pm on Friday and Saturday is not in fitting with this building and the immediate local area. The increased noise and footfall that this venture will create in a residential area of Ancoats is not appropriate. The area already has a high volume of eateries that serve alcohol, another one is not wanted or needed by local residents.

Yours

[REDACTED]

From: [REDACTED]
Sent: 24 August 2021 10:12
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: WINE BAR/BISTRO

Dear Sir or Madam,

I wish to object to a license for the intended opening of a wine bar/bistro in the premises of Victoria Square, Oldham Road, Manchester.
The scheme houses elderly and infirm residents, and the thoughts of such an establishment being included is abhorrent. It is totally unsuitable.
The vicinity is a mass of wine bars already and to have yet another one, in such a ludicrous position, beggars belief.
The noise and smell emanating from the bistro, in addition to the planned outside tables and chairs, is against duty to care for residents who will be subjected to the resulting disruption.
The proprietor has said that "It will be cool" to open the wine bar/bistro in such a position! He obviously has no respect for the residents.
Tables and chairs on the outside already narrow pavement will be very near passing traffic. A bad accident has already happened in recent years where a car has already hit someone causing life changing injuries.
The place would not be suitable for disabled people or where mobility is impaired as the toilet will be downstairs....near the kitchen! A very narrow staircase is the only method of moving between floors, again with no thought given to the elderly.
Anyone downstairs would be in grave danger if a fire broke out.
With this in mind, I do not feel fire and/or health and safety directions are fully met.
I hope you will take notice of my objection as it is important that elderly peoples' voices can be heard in "Age Friendly" Manchester !!??

Thank you,

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

Fw: 262295CT4

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

Wed 08/09/2021 10:36

To: [REDACTED]
HH

From: [REDACTED]
Sent: 08 September 2021 10:10
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: 262295CT4

To Whom It May Concern,

I am writing to express my support for Gob Manchester Limited's licensing application. The unit has been derelict and neglected for an extended period, and as a result is reportedly attracting anti-social behaviour. This will be drastically mitigated by the presence of a business, CCTV and patrons.

I have spoken with James Spalding on several occasions regarding this project, and he comes across as passionate, determined, and willing to finance the restoration of this important building which should become a landmark connecting Ancoats and the burgeoning New Cross district.

Between James and his business partner, Rashid Khan, they have extensive hospitality experience and I am confident the offering they have in mind will contribute to the community and commercial development of the area, becoming a destination for visitors and a source of pride for residents.

Warm regards.

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

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Fw: Make representation to a licensing or gambling application

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

Tue 07/09/2021 07:54

To: [Redacted]
ds

From: webfeedback@manchester.gov.uk <webfeedback@manchester.gov.uk>
Sent: 06 September 2021 16:56
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Make representation to a licensing or gambling application

Question	Response
<i>First name:</i>	[Redacted]
<i>Last name:</i>	[Redacted]
<i>Building number or name:</i>	[Redacted]
<i>Street:</i>	[Redacted]
<i>Area:</i>	Ancoats
<i>Postcode:</i>	[Redacted]
<i>Email :</i>	[Redacted]
<i>Application reference number:</i>	
<i>Premises name (if known) and full address this representation relates to:</i>	GOB Manchester Limited Victoria Square George Leigh Street Ancoats M4 5DR
<i>Which of the licensing objectives are relevant to your comments on this application: :</i>	The prevention of crime and disorder
<i>Which of the licensing objectives are relevant to your comments on this application: :</i>	The prevention of public nuisance
<i>Please state your comments on this application :</i>	This is not a suitable premises for the sell of alcohol until 12.00 at night. This will cause a public nuisance and loud music until well into the early hours of the morning as people leave the bar, causing a massive disturbance to the residence of Victoria Square, which is an over 60 type of residence

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GOB Wine Bar

Marcia Hutchinson <cllr.marcia.hutchinson@manchester.gov.uk>

Mon 06/09/2021 14:14

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

Dear Sirs

We are writing to object to the licensing application **GOB at 59 to 61 George Leigh Street. 262295/CT4**

This Bistro will be directly beneath the Homes of older residents. They have already suffered significant levels of increased noise as the number of bars in nearby Cutting Room square has increased.

The application states that any comments must be relevant to the four licensing objectives:-

1. preventing crime and disorder
2. prevention of public nuisance
3. public safety
4. protection of children from harm

The resident's objections are on grounds 2 and 3 prevention of public nuisance and public safety.

This development will undoubtedly cause a public nuisance in the form of noise pollution to the residents who live directly above it, particularly as a licence to seat people outside is requested.

Victoria Square is a listed building and home to many residents, almost all of whom are old or elderly many of whom have carers. The Square is heated in such a way that individual residents do not have access to their own heating controls and therefore the only way for them to reduce the temperature particularly during the hot summer months is to open the windows. However, opening the windows puts them at risk of noise nuisance.

We noticed the steps that the applicant has offered to take to reduce noise nuisance but we do not believe these are practicable as once people have imbibed alcohol they much less likely to to leave promptly at 9 p.m. (when the outside seating area is supposed to close) and to leave the area quietly.

We therefore request that this application be denied.

Cllrs:-

Marcia Hutchinson

Majid Dar

--

Cllr Marcia Hutchinson

GobMRC- License application 262295CT4

[Redacted]

Fri 20/08/2021 13:43

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

To Whom it May Concern,

I'm writing to express my support for the opening of GobMCR restaurant and wine merchant in Victoria

[Redacted]

[Redacted] I feel as though it would provide a comfortable and inviting atmosphere for the community in what is otherwise a derelict, disused space. It would be integral in restoring part of an important, listed building in the community that's been vacant during my tenure in Ancoats. The occupation of this unit by the proposed business would also generate what I can only assume is much-needed revenue for the council, while regenerating the corner of George Leigh and Sherratt streets. Currently, the lack of an occupant in that space provides opportunity for people to convene on the street outside- and can be a hot bed for antisocial behaviour. I believe a subdued and upscale establishment- such as the one proposed- could curb this sort of behaviour. I also trust that with appropriate guidelines and licensing laws, it would not become overly loud or obtrusive to the neighbouring properties.

I've read through the proposals and it looks like a lovely offering that I would be happy to welcome to our neighbourhood.

Thanks

[Redacted]

--

[Redacted]

Application Ref - 262295CT4

[Redacted]

Wed 18/08/2021 13:31

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

Dear Sir/Madam,

I would like to express my support for the above licensing application for Gob Mcr. I know the operators in a professional capacity, and know them to be responsible and professional members of the community. I have no doubt that they will carry out this high end restaurant and wine merchant business in a neighbourly fashion, and there will not be any noise, disturbance or other environmental health issues.

I urge the Council to approve the application, so this exciting new venture, which will be a credit to the new Ancoats, can go ahead expediently.

Regards,

[Redacted]

[Redacted]

Gob@thedwellings

[Redacted]

Tue 17/08/2021 11:26

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

Cc: [Redacted]

To whomever it may concern..

I am offering my support to james sspalding project in the dwellings..

[Redacted]

[Redacted] i have talked at length with james about his project and hes honest passionate and wants the best for the building his neighbours and his products and his suppliers..im 100pc sure he will bring something to this part of ancoats that will be inclusive and free from any problems bars would bring..even tho it may be high end im sure once settled all of his neighbours as well as people from afar will benefit from this initiative.

Thankyou [Redacted]

License application for GobMCR

[REDACTED]

Mon 16/08/2021 19:21

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

Hello there,

I email with relation to the above license application.

As a local resident ([REDACTED]) I would like to pledge my support. The unit has been empty for a long time and walking through that area daily I find it often intimidating with this area at night being so desolate.

I am sure that development will literally and figuratively shine a light on the area, and in doing so make the area safer to travel within.

Kind regards,

[REDACTED]

A message of support for GOB in Ancoats



Mon 16/08/2021 10:22

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

Dear licensing team,

I am writing to express my support for the recent licensing application for GobMCR, ref 262295CT4.

It is my understanding that the director, James Spalding, is incredibly sensitive to the history, the people, the culture, and the architecture of Ancoats. We have discussed the project at length and his passion for our heritage is infectious; it shows as strongly in his building plans as it does in his food. His plans involve restoring a neglected corner of an historic listed building, in turn creating an attractive hub for the community. This project will create local jobs and provide residents with a civilised restaurant and wine merchant, two things for which Manchester and Ancoats have been crying out.

As a dry profit-lead business, this is not the sort of alcohol license which will cause loitering, noise, or late night disturbances; this project will furnish neighbourhood with the sort of bistro for which they usually travel into town, or indeed into neighbourhoods like Chorlton, Didsbury or further afield. To have honest, affordable food and wine in a restaurant on their doorstep will be manna from heaven to the good people of Ancoats.

Please feel free to contact me if you have any questions.

Warm regards,



Proposed bistro in Victoria Square, Ancoats

[REDACTED]

Mon 16/08/2021 11:24

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

Cc: [REDACTED]

Hello,

As a resident of Victoria Square, may I offer my support for this project.

I understand that substantial investment in an otherwise neglected part of this listed building will help create a much needed amenity-a restaurant and wine merchant. This will create jobs, and especially for older folk, offer a meeting and dining area in a calm and relaxed atmosphere.

I look forward to the success of all concerned in this work.

Best regards,

[REDACTED]

[REDACTED]

Fw: GOB Bar 59-61George Leigh St, Manchester.

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

Fri 27/08/2021 11:17

To: C [REDACTED]

GH

From: [REDACTED]

Sent: 27 August 2021 00:36

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

Subject: GOB Bar 59-61George Leigh St, Manchester.

Dear Sir/Madam

I am writing to oppose the granting of a licence to the above premises.

I am greatly concerned that this bar will bring public order and noise problems to the area and think it wholly unacceptable that the tenants of Victoria Square [REDACTED] will have to suffer this as many of us have to keep our windows open all year round as our flats are very warm due to having hot water pipes that run through our living rooms, kitchen and bedroom windows.

At the planning stage, environmental health carried out noise tests in relation to the bar and our flats. All tests were carried out with the assumption that our windows would be closed, as stated on the plans by environmental health themselves. This is simply not the case. The bar will have outside seating for 24 people. It is all well and good saying that people will vacate these tables at 9 pm, but people will be sat at them from 10 am until 9 pm seven days a week, weather permitting. [REDACTED]

[REDACTED] The last thing I want to hear is noise coming from people drinking at these tables. That is without people coming and going all day from in and out of the wine shop, that is part of the premises. The owner of these premises can't control how loud people get outside, even louder when they've consumed alcohol. Disorderly behaviour which is likely to cause harassment, alarm or distress to myself and other elderly tenants of Victoria Square. The effect of this on my physical and mental health cannot be measured and so I am also objecting to the license on these grounds.

Manchester City Council are obliged under the Equality Act 2010 to consult with people with protected characteristics, for instance, elderly and disabled people as to how changes could impact them. The Council failed to do this after advising myself and other tenants that an application for planning permission had been received for the GOB bar. A letter advising us of the application, but no consultation on how the bar would affect us. I will be taking legal advice on this, as I'm sure, other tenants will also.

I would like this objection to replace the one I submitted yesterday. I would also be obliged if you would acknowledge receipt of this one and any information I need to know after this submission.

Yours faithfully

[REDACTED]



Fw: Gob bar. george leigh street m4

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

Tue 31/08/2021 08:46

To:

From:

Sent: 30 August 2021 12:03

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

Subject: Gob bar. george leigh street m4

dear sir/madam

i am writing to object to the above subject because the residents in victoria sq are above 70 years age and some have mobility problems

a bar/bistro would create noise and tables/chairs outside would make it difficult for people with mobility and mental health issues

i am writing this for myself and my neighbour

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Fw: GOB bar, George Leigh St

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

Fri 27/08/2021 13:23

To: [Redacted]
GH

From: [Redacted] >

Sent: 27 August 2021 13:21

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

Subject: Fw: GOB bar, George Leigh St

----- Forwarded message -----

From: [Redacted]
To: premises.license@manchester.gov.uk <premises.license@manchester.gov.uk>
Sent: Friday, 27 August 2021, 12:59:17 BST
Subject: GOB bar, George Leigh St

Dear Sir/Madam



I have seen many changes in the area I was brought up in and now it is a scary place sometimes when I go out of the gates here. So many people walking about with dogs and drinking outside bars when I go out to the shops for my evening paper or to buy a pint of milk. I feel like I don't know the place anymore.

Now, I have heard that there is to be a new wine bar on the corner of our building and there will be tables outside. It is bad enough walking past the other bars, without this one. When I come in the gate, it closes slowly. What if one of the people sitting at these tables were to follow me in here? You can't say who you are going to have in your bar. I already feel scared when I come in now and to know there will be all these people sat outside drinking, which makes people louder, whoever they are.

To do this to me and other old people in here is a disgrace. The council should be ashamed of themselves for allowing it and so should the man who wants to open it. Please do not give him a license.

Thank you for your time.



[Redacted] *****

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(No subject)

[REDACTED]

Thu 26/08/2021 12:29

To: [REDACTED]; Premises Licensing <Premises.Licensing@manchester.gov.uk>

Dear Sirs,

[REDACTED] I say I strongly object to any sort of license being granted for a Bistro here at the Square. We are not a block of flats of young people who want and welcome a bar attached to our building. We are all aged over 65 with many residents in their 80's and 90's. We are not late night people.

This proposed license would mean we would have to endure late night noise - every night , which would be much worse at the weekend. It's insanity. We are not a small community, there are well over 100 flats in this complex with very many of them above and adjoining this proposed Bistro. We would have to endure tables being placed outside with the constant noise rising to the flats above and the added noise of more cars and car doors being slammed at all hours of the night.

I know that the hours proposed are not night club hours but this area is already packed with bars and cafes. The area is noisy now some nights so will be even more so with a bar on our doorstep. To say nothing of the noise of drunken shouting!!

I am astounded that the Manchester Council has even considered this planning application. We are inundated with bars and blocks of flats on every spare bit our land in our area. Not one spare bit of land given over to a green space. Aren't we entitled to any green space paying City centre council tax? Please consider this application most carefully.

Thank you, [REDACTED]

Please do not grant a license to these people. Consider our residents. Would you like something like this being opened next to where your mothers live??

A Complaint regarding the proposed Wine Bar GOB bar 59-61 George Leigh St

[REDACTED]

Thu 26/08/2021 10:28

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

Dear Sir/Madam, I wish to lodge a complaint regarding the proposed Wine Bar at 59-61 George Leigh St, Victoria Square-Ancoats.

I have lived in the square for over five years, and for three of those have had to suffer from building noise, boy racers, drunks, fights, bottles, and now a wine bar is being proposed, which I strongly object to.

My objections are for the residents, as well as for myself. I cannot think who decided that a wine bar would be appropriate to put at the square, as it houses people aged 60, and over. A lot of people, myself included, suffer from illness, and retire early. [REDACTED]

[REDACTED] this means noise, and cigarette smoke, plus endless chatter and music, disturbing the peace of myself, and the other residents. [REDACTED] have to have my window open for fresh air. With a wine bar, this won't be possible. I also suffer from hypertension, and angina, illnesses which need peace and quiet, not car doors slamming, people chatting and laughing, and being generally noisy. And there are other conditions people have which will be affected.

The proposed bar is on the corner of Sherratt Street, and George Leigh St. We have had one accident there, and many near accidents, as boy racers use the street as a race track. Also, Sherratt Street is a one-way street, but isn't used as such.

There is hardly any room on the pavement for Mobile Scooters to get passed, when there will be tables, and people standing, there. Then there will be no car spaces for disabled people visiting. Just around the corner, there is a square full of wine bars, one of which had to be closed when private residents complained about the noise.

What with the growing alcohol culture, on the rise, and the problems arising from this, is it really fair to allow another wine bar, not only in an area full of them, but encroaching on elderly peoples retirement space?

I do hope that you will seriously consider the ramifications of allowing this wine bar to go ahead.

Your Sincerely,
[REDACTED]

GOB Bar 59-61 George Leigh St, Manchester.

[REDACTED]

Wed 25/08/2021 23:10

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

Hello

I am writing to object to the wine bar above.

I [REDACTED] need my windows open for fresh air for my lungs which will not be helped by the increased traffic and people smoking at the tables below will not help. At the age of [REDACTED] I'm going the wrong way already without the public below.

I'm absolutely at the end of my tether already with the noise from cutting room square and dread to think what it's going to be like with a licenced premises below my living room and bedroom windows.

I was highly vulnerable during the pandemic and this is the last straw for me.

Thank you.

[REDACTED]


GOB Bar 59-61 George Leigh St, M4 5DR

Wed 25/08/2021 22:23

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

Dear Sir or madam

I am writing to object to the granting of a license to the above premises for the following reasons:

 have to have my windows open at all times as I need fresh air constantly and because my flat is warm due to hot water pipes that run through my living room and kitchen. I also go to bed early and occasionally in the afternoon when the weather is hot as the weather exacerbates my COPD.

With the proposed six tables and chairs, seating up to 24 people, this bar with people outside drinking alcohol, the noise travels and it is a known medical fact that people drinking alcohol their voices raise because of alcohol deafness.

There is already a lot of anti social behaviour that we have to put up with from the bars in cutting room square every day and this GOB bar will add to the problems we have at the moment. Mr Spalding has said his bar will have exclusive clients that will travel from afar to frequent his establishment. If this is the case, why will the bar need doormen?

As the licensing should know and understand, unless you are a private members club, no-one in the hospitality sector knows which clientele you will get using your facilities.

I will be happy to state my case at the licensing committee meeting.

I would be obliged if you would kindly let me know when and where this will be held and what date and time it will be.

Yours faithfully



Support for GobMCR

[Redacted]

Wed 25/08/2021 17:26

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

Hello there,

I am writing to give my support to the licensing application for GobMCR.

Their plans to restore a neglected part of an important, listed building, create employment and add the to the Ancoats area by creating a civilised restaurant and wine merchant cannily be a positive thing indeed.

Many thanks,

[Redacted]

[Redacted]

[Redacted]

Objection to the "Bistro " sherratt st/ George leigh st, ancoats.

[REDACTED]

Wed 25/08/2021 10:57

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

As a local resident on [REDACTED] I have to strongly object to another alcoholic outlet in the area.

We are already saturated with bars, pubs, pizza places, bread shops, cafes of which all sell alcohol. There wasn't any consultation with local residents . [REDACTED]

[REDACTED]

More noise, more traffic, no!

There seems no regard for the elderly residents who live in Victoria square.

Shameless.

[REDACTED]