

## 10th Floor Sky Bar

[REDACTED]

Wed 05/01/2022 16:55

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

I wish to object to the licence application in relation to the proposed sky bar.

I am a resident of the Great Northern Tower. The property has become almost unliveable in due to the noise created by the bars and clubs surrounding the property.

The Council noise team are called out almost nightly by residents concerned about the noise from bars and clubs music.

Additionally private hire vehicles circle the roads surrounding until 04:00 each morning beeping horns at each other and potential customers. The taxi licensing enforcement officers are never in attendance to deal with the unbooked pick ups and police are never in site to deal with the growing drug problem. The streets are littered each morning with discarded canisters which once contained gas.

Another bar/club in the area will add to the currently intolerable noise levels created directly by the current businesses and indirectly by the customers leaving late into the evening.

It should never be considered appropriate to grant licences in residential areas allowing trade until the early hours of the morning.

[REDACTED]

Great Northern Tower  
Watson Street

**Fw: 267702/CT4 - 10th floor Sky Bar St Michaels**

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

Thu 06/01/2022 07:46

To: [redacted] >  
GH

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**From:** [redacted]  
**Sent:** 05 January 2022 17:44  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Cc:** [redacted]  
**Subject:** 267702/CT4 - 10th floor Sky Bar St Michaels

10th Floor Sky Bar, St Michael's Development  
Application Type: Premises Licence (new)  
Reference: 267702/CT4  
Premises: 10th Floor Sky Bar, St Michael's Development, 20-21 Albert Square, Manchester, M2  
5PE Hi there -

Dear Sir or Madam

While I would like to understand more about this and make constructive representations regarding my concerns regarding noise control, the application I can see on line is insufficient. The application has no map/plan to show location or aspect, no information on noise management proposals, nor on whether it includes any outside space.

I live in a flat close to these as yet unbuilt premises, and understand that it and my home are at about the same level. Thee buildings between us are too low to form a barrier to noise.

I would hope that, as previously for other licensed premises in the area, account is taken of the proximity of this block of more than 250 residential homes when the applicant develops operating policies and practices, and that the committee considers and the adequacy and appropriateness of those policies and practices, including them, as an integral part of the the conditions to any premises licence agreed by the Council.

All best,

[redacted signature block]

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

Name	Adele Officer
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	adele.officer@manchester.gov.uk
Telephone Number	0161 234 1220

**Premise Details**

Application Ref No	267702
Name of Premises	10th Floor Sky Bar
Address	St Michael's Development, 20-21 Albert Square, Manchester, M2 5PE

**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 (LOOH) have assessed the likely impact of the granting this application; taking into account a number of factors, including the nature of the business, size, location of the premise and the ability to uphold the four licensing objectives; specifically the public nuisance objective.

As a result of our assessment we have concerns that the granting of this application is likely to lead to issues of public nuisance and the undermining of the Council's Licensing Policy.

This premise is set to be part of a larger development located on land bounded by Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate, Manchester, M2 5GU (the former Bootle Street Police Station). This site is also located close to Peter Street which is an area with a thriving night-time economy and a mixture of residential and commercial properties, **see exhibit AO1.**

On 27 December 2021, the Manchester Evening News published an article regarding City Centre developments including St Micheal's, in which a picture was published of how the premises may look once completed, **see exhibit AO2.** This image shows that the vast majority of the 900 capacity premises is external; including but not limited to customer seating, dance floor with large speakers and lighting. This image also has more of a likeness to the plan of the rooftop submitted during the planning application, **see exhibit AO3** than it appears to have with the plan submitted as part of this application.

While the applicant has submitted an operating schedule with this application on how they intend to uphold the licensing objectives, there is limited information in relation to how the premises will prevent any potential nuisance

caused to the surrounding properties.

The Council have had complaints relating to noise caused from licenced premises in this area with external speakers and when premises have their windows and doors open. Complaints have been received from both commercial and residential properties; these include disturbance caused during the daytime.

Section 4.11 of Manchester City Council's Statement of Licensing Policy states that the principles that will be applied in respect of any conditions imposed on licences and certificates by the Licensing Authority should be tailored to the individual type, location and characteristics of the premises and events concerned.

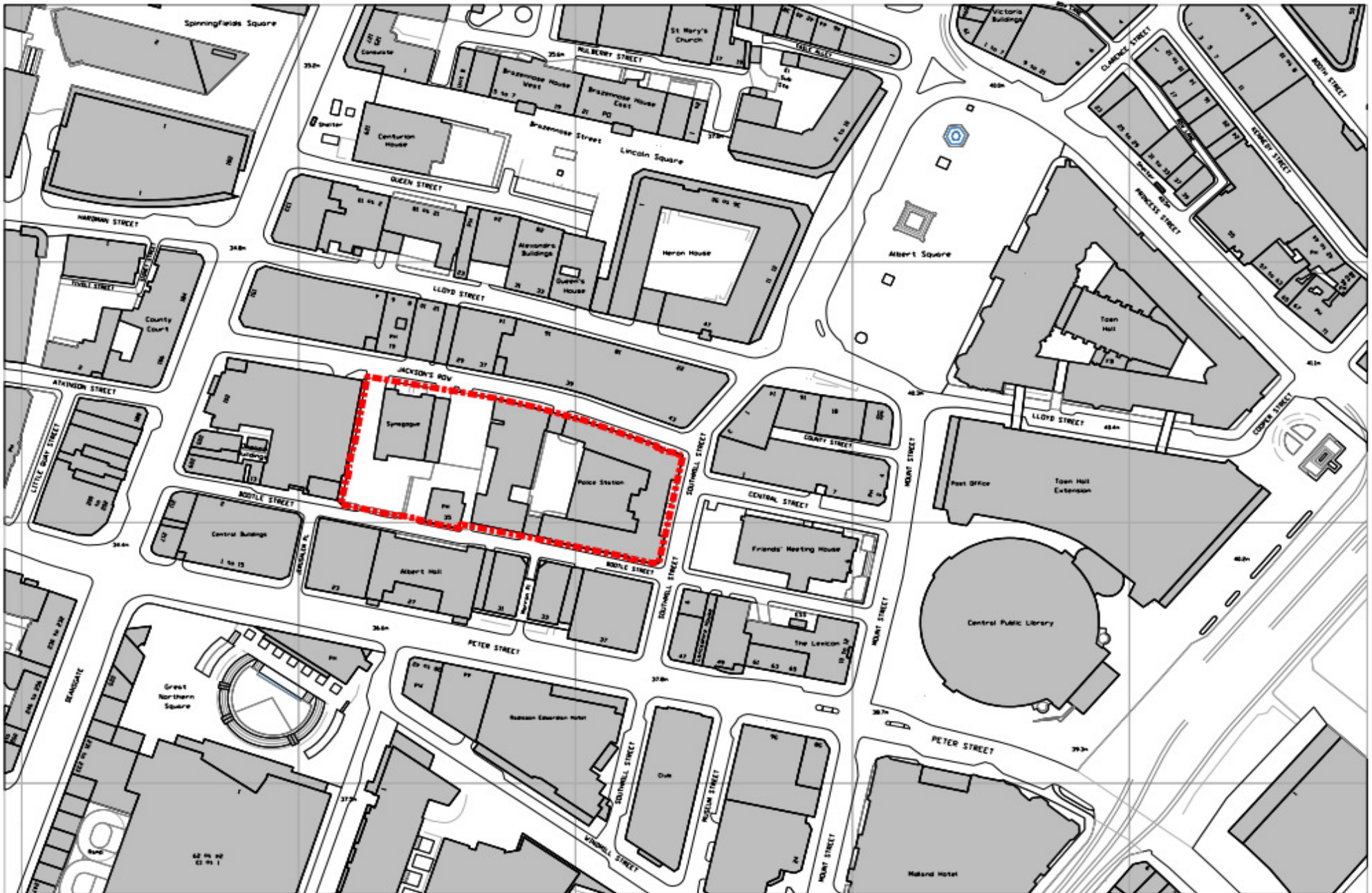
The applicant has also provided a dispersal policy alongside their operating schedule; however, this appears to be a generic policy as there is no site-specific detail within this policy.

Given the concerns raised in this representation we are unable to support this application in its current form.

In the event the application goes through to a hearing, I reserve the right to include additional information to support my application.

**Recommendation: Refuse Application**

EXHIBIT AO1



**EXHIBIT A02**



THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY FROM THE OWNER.

- NOTES:**
1. Do not scale from this drawing.
  2. Always work to noted dimensions.
  3. All dimensions are in millimetres unless otherwise stated.
  4. All setting out, levels and dimensions to be agreed on site.
  5. The dimensions of all materials must be checked on site before being laid out.
  6. This drawing must be read with the relevant specification clauses and detail drawings.
  7. Order of construction and setting out to be agreed on site.

**FINISHES KEY**

- F1 Timber Fixing Block**  
Location: To the Roof Garden Terraces  
Specification: 150mm x 150mm x 150mm FSC certified hardwood cumaru or other approved. Frame: Stainless steel finish, double powder coated RAL 7035.  
Product: Free standing modular seating block  
Dimensions: 200mm x 25mm x 400mm  
Finish: Natural finish as standard.  
Supplier: Woodscape or similar and approved
- F2 Timber Benches**  
Location: To the Roof Garden Terraces  
Specification: 150mm x 150mm x 150mm FSC certified hardwood cumaru or other approved. Frame: Stainless steel finish, double powder coated RAL 7035.  
Product: 800mm x 400mm x 400mm  
Dimensions: varies x 400mm (H)  
Finish: Natural finish as standard.  
Supplier: Factory Furniture or similar and approved
- F3 Timber Tables and Stools**  
Location: To the Roof Garden Terraces  
Specification: 150mm x 150mm x 150mm FSC certified hardwood cumaru or other approved. Frame: Stainless steel finish, double powder coated RAL 7035.  
Product: 800mm x 400mm x 400mm  
Finish: Natural finish as standard.  
Supplier: Factory Furniture or similar and approved
- F4 Bar Tables**  
Location: To the Roof Garden Terraces  
Specification: 150mm x 150mm x 150mm FSC certified hardwood. Frame: Stainless steel finish, double powder coated RAL 7035.  
Product: 800mm x 400mm x 400mm  
Finish: Natural finish as standard.  
Supplier: Factory Furniture or similar and approved
- F5 Indicative Loose Furniture**  
Location: Sitewide  
Material: Powder Coated Steel wire frame  
Finish: Powder coated RAL 7035  
Product: Park Garden Chairs and Tables  
Supplier: Urban Artform Furniture or similar and approved
- F6 Feature seating & light installation**  
Location: Roof Terrace  
Specification: 150mm x 150mm x 150mm FSC certified hardwood. Frame: Stainless steel finish, double powder coated RAL 7035.  
Product: 800mm x 400mm x 400mm  
Finish: Natural finish as standard.  
Supplier: Factory Furniture or similar and approved
- F7 Timber Pergola Structure**  
Location: Roof Terrace  
Specification: 150mm x 150mm x 150mm FSC certified hardwood. Subject to further detailed design.  
Product: 800mm x 400mm x 400mm  
Finish: Natural finish as standard.  
Supplier: Bespoke structure
- F8 Canopy Lighting**  
Location: Roof Terrace  
Specification: 150mm x 150mm x 150mm FSC certified hardwood. Subject to further detailed design.  
Product: 800mm x 400mm x 400mm  
Finish: Natural finish as standard.  
Supplier: Bespoke or similar approved

**SOFTLANDSCAPE KEY**

- S1 Proposed Tree Planting Semi-mature**  
Location: To the Roof Garden  
Species: Refer to Nature Planting Plans  
Spec: 2m clear stem. To be planted into raised planters, with ornamental planting.
- S2 Ornamental Shrub & Herbaceous Planting**  
Location: To raised steel planters and planters to Rooftop Gardens main steps  
To be planted in minimum of 400mm lightweight soils including blends of 50% by Alumina or equal approved (Intensive soil mix)
- S3 Amenity Lawn**  
Location: Rooftop meadow turf  
To be planted in minimum of 200mm lightweight soils by Alumina or equal approved.
- S4 Ornamental Climbing Plants**  
Location: To base of Rooftop pergola structures  
Species: Passiflora, Lonicera, Hedera, Vitis - 25L container grown specimens
- S5 Green Wall**  
Location: To vertical end walls along the main steps.  
Supplier: A&S Global

**Note:** Final roof terrace layout subject to input from future tenants

Revision	Date	Description	Drawn	Apprvd.
S2-P04	27-08-21	Planning	JN	MS
S2-P03	24-08-21	Draft	JN	KR
S2-P02	12-07-19	Stage 2	AD	KR
SD-P01	02-07-19	WIP	TF	KR

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Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT  
T: 0151 363 1230

**Client** Relentless

**Project** St. Michael's, Manchester.

**Drg Title** General Arrangement - Roof

Created on	Created by	Approved by
02.07.19	TF	KR

Scale	Size	Workstage
1:200	A1	Stage 2

Drg No.	Suitability	Revision
STM-PIE-EX-ZZ-DR-L-0002	S2	P04





**Fw: Premises Licence (new) 267702/CT4: 10th Floor Sky Bar, St Michael's Development, 20-21 Albert Square, Manchester, M2 5PE, (Deansgate ward)**

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

Thu 06/01/2022 07:46

To: [REDACTED] >  
GH

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**From:** Joan Davies <cllr.joan.davies@manchester.gov.uk>

**Sent:** 05 January 2022 23:50

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

**Cc:** Marcus Johns <cllr.marcus.johns@manchester.gov.uk>

**Subject:** Premises Licence (new) 267702/CT4: 10th Floor Sky Bar, St Michael's Development, 20-21 Albert Square, Manchester, M2 5PE, (Deansgate ward)

Good evening

Please find below my representation for this application. This is also supported by Councillor Marcus Johns.

I would welcome contact from the applicant's solicitor.

Please advise me of the date of the hearing.

To

Premises Licensing

I wish to make a representation in respect of the licence application for the tenth floor 'Skybar' in the St Michael's development yet to be built.

My representation rests on three key points

1. The context of the growth of rooftop and high-level bars in a city centre which has both a stable and a new and growing population.
2. I will refer to the absence of understanding of and engagement with the surrounding area
3. I wish to concentrate on the licensing objective of 'public nuisance.'
4. While I recognise that the planning process and the licensing process are two separate processes, I have had to rely on information within the planning application because the development does not, as yet exist.

**Context.**

Recent years have seen a growth in the number of rooftop and high-level licensed premises in Manchester city centre. They are a popular and attractive asset to a city, and very popular with customers, particularly in warm weather. They are less popular with those city centre residents who live nearby. Noise travel in these circumstances is unpredictable. It can travel across the top of adjacent buildings and disturb residents who are not obvious neighbours. The noise travel is greater

in the early hours of the morning once traffic noise has reduced. It is often difficult for residents to know where the disturbance arises.

MCC does not have a specific policy on this, but there are details within our existing policy which are relevant, particularly if we recognise that neighbours are not just those who neighbour at street level.

### **Understanding of the surrounding area**

MCC's Licensing policy is very clear

6.3 The licensing authority considers it extremely important that licensed premises operate as good neighbours within their community.

6.4 Licensees are encouraged to consult with local residents, businesses and local councillors prior to submitting an application for a new licence or variation of an existing licence to ensure the promotion of the licensing objectives and ensure that any issues that may arise in respect of the proposed operation of the premises can be addressed at the earliest possible stage

There has been no engagement with nearby residents, for example in Great Northern Tower. Residents do not know exactly where this outside area will sit in relation to their own homes. Those residents on higher floors might well expect some noise disturbance to pass across to their homes. But nobody has been in touch with them to discuss this possibility, or to put their minds at rest. I can provide examples of this noise transmission route elsewhere in the city.

Most of these residents were, until today unaware of the application as the 'blue notice' provision is unlikely to have been seen by them.

Contrast this with the extensive efforts made by the developers to engage with residents when the planning application for this development was made. The initial opposition to the scheme was such that new architects were appointed and one of the city's most effective local PR agents was employed to work on public opinion. There appears to =have been zero attempt to engage with residents regarding the licence application.

### **Public nuisance**

City centre residents generally expect there to be more outside noise than they would find in other parts of Manchester. They are tolerant of city sounds and do not, on the whole, complain lightly. However, where noise is regular, when the bass is particularly intrusive, or where they can tell what songs are being played, and where this happens on a regular basis then they have lost the benefit of 'quiet enjoyment' of their home. Residents should be able to pursue their own activities at home, without having to endure other people's choice of music.

There is nothing in the application which addresses ways to avoid or resolve this, should a problem occur.

### **Information absence**

I do not have the information needed to assess this application. The planning process, admittedly a separate process, has imposed conditions [30-32] which will have to be discharged. The building process is nowhere near this point. But it would seem reasonable to ask that some guarantees can be given before a licence is granted. Or at the very minimum that the issue has been recognised. But it has not.

In addition, planning has added Condition 26

“Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. Where Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy”

These are very restrictive hours. Yet the development is requesting licensing hours until 3am.

This application is being made well in advance of construction of the premises, presumably as the granting of a licence will be crucial to both funding and lease agreements. Under these circumstances it is probably impossible to provide evidence that the granting of the licence until 3am will cause a noise nuisance.

Local residents and the Licensing Committee are being asked to make judgements based on inadequate information and I would hope that the application is rejected unless and until the applicant is able to engage with the local community and provide reassurance and a commitment to genuine communication and to rapidly resolving any issues which might interfere with resident’s rights to enjoy their homes.

Regards

Joan Davies

**Councillor Joan Davies**  
**Labour Councillor for Deansgate Ward, Manchester City Centre**



**From Monday 4th October, Councillors Joan Davies, William Jeavons and Marcus Johns are returning to face-to-face advice surgeries on the 1st and 3rd Monday 6-7pm at Central Library, except August and Bank Holidays. No appointment is necessary.**

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