

Resident 1

From: [REDACTED]

Sent: 27 January 2022 19:48

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

Cc: [REDACTED] >

Subject: 268932/AM2

To whom it may concern,

I would like to oppose the new proposed opening hours for the "Premises Licence Variation Application One Eight Six - 700 Wilmslow Rd" on the grounds of the prevention of public nuisance & the prevention of crime and disorder.

This is due to the proximity of the premises to the densely populated residential area that is Didsbury Village. My home address [REDACTED] from 700 Wilmslow Road. Many of my neighbours on the row also have young children.

[REDACTED] The Botanist and there is already a lot of noise generated by intoxicated customers leaving not only the Botanist, but also other licensed premises within the area at closing times throughout the week.

The current opening hours specifically Sunday to Thursday are already later than any other venue in Didsbury Village bar one (Slug & Lettuce on certain days). Not only will the opening of another Licenced venue add to the disturbance with the current opening hours, further extending them into the early hours of the morning may lead to further bars to seek extending their opening hours. This will also only cause friction between the local community and businesses.

If there are any questions regarding my concerns, please don't hesitate to reach out to me.

Kind regards

[REDACTED]

Resident 2

**From:** [REDACTED]  
**Sent:** 27 January 2022 20:08  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Application reference - 268932/AM2

To whom it may concern,

I recently received a letter regarding the application to vary the opening hours of 700 wilmslow road and I would like to raise my concerns and opposition to this application.

Didsbury village is a densely populated residential area with many homes, my own being one, located close to the bars and restaurants on wilmslow road. [REDACTED] from 700 wilmslow road. Already, there is a lot of noise from intoxicated customers leaving bars, which causes nuisance to the residents of the homes nearby and often wakes us up. Furthermore, this is at an earlier time of around 11:30-12pm, which is already a nuisance but is much earlier than the times the new premises is proposing.

As far as I am aware, the current opening hours of the new premises are already later than any other/ the vast majority of bars in the village. It would be extremely disruptive to local residents if other bars nearby were to want to follow suit and request to extend their opening hours too. I do not believe the new suggested times are appropriate or fair for a village with a high density of residents living so close by and this will certainly cause public nuisance to the local residents.

I hope these concerns and those of other local residents are taken into consideration when reviewing this application.

Kind regards,

[REDACTED]

Resident 3

From: [REDACTED]

Sent: 28 January 2022 09:39

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

Subject: 268932/AM2.

Granting a late license to these premises will cause more parking issues for residents and more anti social behaviour . Doesn't Didsbury have enough late night bar's and restaurants .

kind regards

[REDACTED]

Resident 4

From: [REDACTED]

Sent: 28 January 2022 12:30

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

Cc: [REDACTED]

Subject: Ref. Premises Licence Variation Application One Eight Six 268932/AM. 700  
Wilmslow Road Didsbury

To whom it may concern

Dear Sir

I understand from a local councillor that the the restaurant/bar at 700 Wilmslow Road, Didsbury is applying to you to extend its licensing hours by 1 hour each evening. This would mean it would stay open, serving drinks and refreshments until 2.30am some nights and 2am others.

I am writing to express my objection to these extensions on the grounds that they would increase the likelihood of public nuisance well into the night in what is, a quiet residential area. The proposed extensions would encourage revellers to travel specifically into the area to indulge in very late night drinking which would increase traffic and increase the likelihood of public disorder.

The inclusion of the addition of live music until 1am some nights and 2am at weekends, changes the nature of the establishment from a bar/restaurant into a night club. In my view, this would seriously add to the public nuisance and public disorder well into the small of hours of the night. This is not acceptable in a residential area where houses are very close by.

I would urge to committee to reject the variations proposed to this licence.

Yours

[REDACTED]

Didsbury resident

Resident 5

**From:** [REDACTED]  
**Sent:** 29 January 2022 14:49  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** One Six Eight - Wilmslow Road

Dear Licensing department

Ref 268932/AM2

I've had a notice pushed through my door from councillor John Leech as we all have around here.

We have been invited to make comment re the above premises & indeed the wanted changes. I say as follows:

Once again the residents of the village of Didsbury is approached regarding business of the hospitality industry wanting to change or plan for profit.

Whilst my home [REDACTED] the nature of how the village & homes are located any noise regardless at hours not compatible to social living is bellowed out to disturbance. This also relates to vehicles, vocal noise from people lack of awareness or respect to us residents of all ages, predominantly elderly who would be woken or frightened!

I am against this as previous premises of the same nature have brought unwarranted noise, litter, damage to vehicles or property and quite frankly unsavoury people into the village of all ages acting in ways not acceptable. Drug taking, sexual behaviour etc is not what Didsbury wants to encourage or accept as taxpayers and indeed homeowners. It also reflects on value to our properties and does encourage loitering crime whilst we have to live amongst this when we are trying to sleep for work & relaxation!

We are just about at this time in along time happy ish that from experiences before having to have our area in a reasonable stage of living in and close by to the village. It's bad enough inviting people of young ages as well to create a warranted activity, they then go home and we are left. Didsbury village is not suitable for City activity we are a small area and want peace and community! A nice place to live not shabby!

Whilst we are a friendly community and welcome business we have to adopt that unsociable business is not wanted at all! Any damages etc after notice would then be borne legally to this premises & yourselves because you have been notified and CCTV is fitted where we are. But, it's the noise that is the culprit and what that disturbance from alcohol drugs or more brings. Not the reputation of Didsbury we want to uphold. Any hours elongated would just encourage bad hives amongst residents all for this business wanting more money!

I can't agree to this planning at all.

Regards

[REDACTED]  
[REDACTED]  
[REDACTED]

Resident 6

**From:** [REDACTED]  
**Sent:** 31 January 2022 13:38  
**To:** [REDACTED] Premises Licensing  
<Premises.Licensing@manchester.gov.uk>  
**Subject:** 700 Wimslow road premises licence variation Application One Eight Six

Dear Sir,

Thank you for letting us know about that application. We, the residents of [REDACTED] are completely opposed to that application.

[REDACTED] is a small end road and [REDACTED], we already have an incessant flow of cars blocking our road to go to the village, to pick up their pizza at Dominos or to go to the Station pub and other pubs and restaurants, which mean that we do not have any other option than reversing into the main road, Wimslow road. It is a matter of time before an accident happens as we also have the bicycle lane and bus lane and we often haven't got any visibility because of taxis or cars stopping there and blocking the view.

Furthermore everyday and night, we have drunken people, shouting, fighting and coming to urinate and even worse along the road. We, along with our neighbours in our street had several confrontations with drunken disorderly and aggressive drunken people.

Over the years, we have to have the police stopping fights, police on horse back restoring peace in the library area, late at night etc.. we also, over the years had several stabbings and a shooting incident only a hundred yards from the junction of Barlow moor road and Wimslow road. We really do not need any more unsocial behaviour in the village.

700 Wimslow road is a really big premise and as such will bring a lot of potential problems, late night drinkers, like Friday's bar on Palatine road which has been closed a number of times due to the violence and anti social behaviour of late night drinkers, Obviously, this premises will attract a lot more people due to the location and the size of the premises. We do not need a later bar full of drunk!!

Please do not let this happen.

Yours sincerely

[REDACTED]

Resident 7

**From:** [REDACTED]

**Sent:** 31 January 2022 20:05

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

**Subject:** Premises licence variation application One Eight Six - 700 Wilmslow Road

Hello

I [REDACTED] close to the premises in question.

I would like to make comments regarding the proposed changes:

- There is already an issue with urine/ faeces / vomit on the side streets off Wilmslow Road, and that is from premises which close much earlier than this proposed variation – this is unpleasant and unsanitary for residents.
- There is already a public noise nuisance from people leaving premises on Wilmslow Road / Barlow Moor Road and cutting through the side streets en route home.
- There is already a public noise nuisance / danger to public safety from taxis picking up customers from the The Nelson and speeding round the one way system from Crossway to Churchwood Rd.
- There is already an issue with customers from The Nelson and Dog and Partridge standing on the pavements to smoke / drink – meaning residents have to walk into the road to avoid them / endure antisocial behaviour, which is a risk to public safety. The premises in question will mean this will be carried over to yet another pavement.
- There is already an issue with aggressive behaviour / crime and disorder due to excessive alcohol consumption in existing premises – eg smashed bottles, fights, public urination / defecation / vomiting

All the above points will apply to the new premises, and as the proposed opening hours are even later, it will mean there is more potential for public nuisance / crime and disorder.

[REDACTED]

Sent from [Mail](#) for Windows

Resident 8

From: [REDACTED]

To: premises.licensing@manchester.go.uk <premises.licensing@manchester.go.uk>;  
[REDACTED]  
[REDACTED]

Sent: Friday, 18 February 2022, 11:30:47 GMT

Subject: 268932/AM2

I am sending this message on behalf of [REDACTED]

Dear Sir/Madam,

With ref to: 268932/AM2

Premises Licence Variation Applications One Eight Six - 700 Wilmslow Rd.

I am writing to protest against the proposed changes to the above property.

[REDACTED] these changes will have a detrimental effect on my health and well being. I [REDACTED]  
My mental health has been described by psychiatrists as complex and chronic and generally caused by stress. The changes proposed will definitely cause me stress. [REDACTED]  
[REDACTED]. I have been under stress since I heard about the new changes to be made at 700 Wilmslow Rd.

The addition of music, the extension of the opening hours and the provision of alcohol for consumption both on and off the premises will definitely affect my disability.

I believe it will also cause a public nuisance. Noise coming from outside is common up until 2:00 as the Nelson pub is open until then. This makes it impossible for me to sleep and lack of sleep exacerbates my stress levels which in turn makes me ill. I cannot explain to you how ill I become. I'm already unable to work but I will be unable to function at all if the changes go ahead.

I would also like to point out that there is no police presence in Didsbury. In the event of fighting/violence etc, it will take police time to get there. This is, I believe, a safety factor that shouldn't be ignored. It may also increase crime and disorder.

The building hasn't been a pub in ten years. It has been a restaurant. As a pub it will attract more people and lead to more noise.

I would like to attend any hearings about this application and would be grateful if you could notify me as to when they will take place. I can be contacted [REDACTED]

Yours Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Resident 9

From: [REDACTED]

Sent: 20 February 2022 19:52

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

Cc: [REDACTED]

Subject: Reference: 268932/AM2

Dear Sir/Madam,

I am responding to the Application One Six Eight, 700 Wilmslow Road.

Firstly, I should like to know why we not consulted about the current licence which includes live and recorded music on Sun-Wed 10:00 am to Midnight, Thursday 10:00 AM - 01:00 AM and Friday / Saturday 10:00 AM - 02:00 AM that has already been approved.

I am totally against the idea of extending the licensing hours. When there is a south-westerly wind we clearly hear the motorway, an easterly wind would result in loud music booming around the village of Didsbury.

The bar is located at a busy junction and I can foresee waste paper, bottles and other rubbish being dumped by people who have probably been drinking heavily until these early hours. There could also be accidents. There is clearly a threat to public safety at this junction. We are surrounded by pubs, bars and restaurants in Didsbury Village and would not like to think that we encouraging people to consume alcohol until the early hours and be given the opportunity to purchase alcohol for consumption outside of the building.

A pub / restaurant / bar should not be providing these facilities until these proposed times in a residential area.

This is a recipe for disaster and will affect the good reputation that Didsbury Village currently enjoys.

Didsbury Village is not Ibiza.

[REDACTED]

Resident 10

From: [REDACTED]

Sent: 18 February 2022 19:14

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

Cc: [REDACTED]

Subject: Ref 268932/AM2

To whom it may concern,

I am writing in response to the application to amend the current licence for One Eight Six-700 Wilmslow Road.

I have serious concerns about the proposed alteration to the current licence. The extending of this licence by an extra hour to allow the premises to serve alcohol until 2am and to stay open to 2:30am in my opinion will cause a public nuisance to the local residents and also increase the chance of crime and public disorder in the local area.

Didsbury village is a largely residential area and an nightclub of the this type being allowed to operate to such late times will inevitably cause disturbance to the local residents. If the premises closes at 2:30am the patrons will not disperse the area until around 3am and the staff even later causing noise and potential anti-social behaviour for the local area.

In addition to this there are no parking facilities for this site so inevitably patrons and staff will need to park in the nearby residential streets, again causing disturbance to the local residents late at night.

I am also concerned that the extension to these operating hours will lead to a rise in antisocial behaviour, crime and public disorder. No other premises in the village operates till this time at night. Therefore this premises will become a focal point for anyone wanting to continue consuming alcohol until late in the morning. This I believe will lead to an increase in antisocial behaviour, violence and other associated crime. We currently have an incredibly low police presence in the village and I do not feel any issues caused by the extension of the licence hours will be adequately dealt with.

I am also very concerned that if this application is approved it will set a precedent for other business in the area to operate much later, leading to an increase in public nuisance, crime and public disorder.

I am not anti-business and I support any business that wants to operate in Didsbury but it should not be at the detriment to the local residents who live here.

Best wishes,

[REDACTED]

[REDACTED]

Didsbury village resident

Resident 11

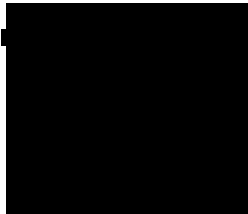
**From:** [REDACTED]  
**Sent:** 21 February 2022 18:46  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Cc:** J [REDACTED]  
**Subject:** Premises Licence Variation Application Ref: 268932/AM2

Dear Sirs,

Please find attached my letter in respect of the Premises Licence Variation Application for One Eight Six at 700 Wilmslow Road, Didsbury

Kind regards,

[REDACTED]



21 February 2022

Premises Licencing Team  
PO Box 532  
Manchester City Council  
M60 2LA

Dear Sirs,

Re: Premises Licence Variation Application One Eight Six -700 Wilmslow Road, Didsbury – Ref: 268932/AM2

I write to express my concern in respect of the above application on grounds of the four licencing objectives:

1. Prevention of Crime and Disorder.
2. Public Safety.
3. The Prevention of Public Nuisance.
4. Protection of Children from Harm.

If the above application for the proposed extended hours of operation and opening times is granted it will have a detrimental impact on the surrounding area, especially to the residents living within Didsbury Village. There will be a deterioration of living conditions and additional stress to all residents.

the proposed opening hours and the addition of live and recorded music to 2.30am will cause a disturbance to residents who have to go to day jobs and children going to schools in the area. This will negatively impact on local residents' quality of life due to lack of sleep. Additional traffic and pollution within and around our surrounding areas is worrying, the area is already over utilised with traffic. There are no safe parking areas in the vicinity of no. 700 Wilmslow Road. Alcohol and drugs and crowds gathering is already an issue for residents, the extended opening hours will make this worse.

I ask that the above be taken into consideration in reaching your decision of this application. Also, that previous and current licencing conditions for the premises remain for the protection of public nuisance and to safeguard residents' rights and properties within and surrounding residential areas.

Yours faithfully,



Councillor 1

**From:** John Leech [REDACTED]

**Sent:** 31 January 2022 13:58

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

**Subject:** Re: Premises Licence variation 268932/AM2: One Eight Six - Didsbury, 700 Wilmslow Road, Manchester, M20 2DN, (Didsbury West ward)

Dear Licensing

I would like to object to this extension of the opening hours and the extension of the alcohol license. As a follow on from this, I would urge the committee to restrict late night entertainment on Fridays and Saturdays to 1.00am.

I am objecting on the grounds of prevention of disorder and public nuisance. There are already incidents of noise and disturbance late at night from people leaving bars in the local area, and residents are understandably concerned about the potential for more noise and disturbance from these premises, which will be open later than many other places, and are likely to become a destination for late night drinking. If agreement cannot be reached to reduce the hours of operation, it would be my intention to attend the committee.

Kind regards

John Leech



**MANCHESTER**  
CITY COUNCIL

**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]
Telephone Number	[REDACTED]

**Premise Details**

Application Ref No	M268932
Name of Premises	One Eight Six
Address	700 Wilmslow Road, Manchester

**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 considered the proposed variation application taking into account; any trading history at the premises, the location of the premises/ proximity of the premises to residential addresses and the four licensing objectives.

The premises have recently changed hands (October 2021) and have not yet reopened under new management. The LOOH team have therefore no trading history on how the premises would manage a late-night music venue within a residential area. LOOH have contacted the Premises Licence Holder (14/2/22) to attain more information but have not received a response to date.

The LOOH team have concerns directly relating to the Prevention of Public Nuisance licensing objective and the proposed terminal hours for licensable activities and opening hours. The premises currently benefit from the live music deregulation up to 11pm daily. The proposed extended hours for regulated entertainment are excessive and have the potential to prevent and disturb sleep:

up to midnight Sunday to Wednesday,  
up to 1am on Thursdays and  
up until 2am on Friday and Saturdays.

On leaving the premises, it is difficult for staff to contain the noise made by customers, especially when customers are away from the premises.

Manchester City Councils Statement of Licensing Policy (SLP) S7.31 states 'It is recognised that in spite of the quality of the operation of the business, where patrons are out of the control of the licensee, the lateness of the terminal hour for the premises will often be a contributory factor in the potential for disturbance.'

S 7.32 states 'Therefore, where its discretion is engaged, the authority will be mindful of the density of residential use in proximity to the premises and the level of risk of nuisance arising. The authority expects that terminal hours will normally be earlier to promote the licensing objectives for licensed premises located in areas with a higher density of residential property.'

The LOOH team believe that the current de-regulation up to 11pm is a reasonable time for regulated entertainment to cease from Sunday to Thursdays when families will generally be getting up in the early morning for school/ work.

The LOOH team propose a midnight finish for regulated entertainment on a Friday and Saturday, which would also aid a gradual dispersal. The LOOH request the remainder of the variation is refused.

Recommendation:	partial grant
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