

MANCHESTER CITY COUNCIL

APPLICATION FOR GRANT OF PREMISES LICENCE - ONE STOP, 56-58 LLOYD STREET SOUTH, MANCHESTER M14 7HT

STATEMENT OF: Matthew Duerden

CAPACITY: Acquisitions Manager for One Stop Stores Limited

This statement is true to the best of my knowledge and belief

INTRODUCTION

I am a Senior Acquisitions Manager for One Stop Stores Limited. My responsibilities include the finding/locating and determining of suitable opportunities for conversion to small local Food Convenience Stores to trade as One Stop. I have worked for One Stop Stores Limited in this role for over 12 years. I have held acquisition manager roles with other convenience retailers for the last 22 years.

I identified the Lloyd Street premises as a potential site for a new One Stop store. As part of the Acquisition team's initial enquiries, we investigated local competition, housing numbers, population numbers, ages and social demographics within the immediate 500 metre radius. We also determined the practicality of the building, its suitability for conversion to a One Stop convenience store and its proposed car parking provision.

PROPOSED DEVELOPMENT

The proposed store is to be located in the Moss Side area of Manchester. I attach photographs of the site as existing as Annex A. The site was previously granted a Premises Licence under the Premises Licence Holder name of Quick Commerce Ltd (attached as Annex B), which I understand was surrendered in January 2022. The previous Premises Licence permitted the sale of alcohol from 00.00 until 24.00 daily (I understand this licence was granted in November 2021, albeit sales between the hours of midnight and 08.00 daily were proposed to be by delivery only).

One Stop will invest approximately £270,000 in this property to fit out the store to the company's standards. One Stop will also be investing in terms of employment. It is intended to recruit approximately 12-15 permanent members of staff from the local area. Employment costs will include future training and general compliance.

The premises will provide approximately 1470 square feet of retail space with a back of house area of approximately 750 square feet. The premises has planning permission to trade as a shop, with no restrictions as to times of operation. The shop front and entrance will be on Lloyd Street. There will be dedicated roadside parking at the front of the store for customers (approximately 6 spaces).

There will be 2 checkouts and a free to use ATM. The checkouts will be positioned near to the entrance in order that checkout staff will be able to monitor the entrance / exit and the alcohol display. The proposed layout of the store is more particularly shown on the plan attached to

this statement as Annex C. The plan is marked up to show the position of CCTV cameras and monitors internally and externally. The external CCTV will enable staff to monitor the front and side of the store. We will install at least one external litter bin and we will carry out regular litter picks at the front of the store, as detailed in the statement of our Area Manager, Jason Jeffrey.

One Stop are looking to sign a 15-year lease, which is conditional on the premises licence. The company will therefore be entering into a long-term commitment to the site and the local area/community.

COMMENTS ON LOCAL AREA

As a convenience store, it is important to us to be near to our customer base and therefore One Stop stores are usually located in residential areas and close to schools, but we are confident that our procedures promote the licensing objectives throughout the proposed hours for the sale of alcohol in such locations and prevent the sales of alcohol to school-age children. As set out in the statement of Jason Jeffrey, Area Manager, we operate a number of other stores in residential areas in the North West for similar times to those proposed. We are therefore experienced in managing sales of alcohol in residential areas locally throughout the times applied for.

The nearest One Stop to the proposed store in Moss Side is situated approximately 4km away in Gorton. That store is licensed from 08:00 to 23:00. The One Stop stores in the area that are licensed from 06:00 to 23:00 daily include Burnage, Sale and Humphrey Park.

There are already a number of other local retail stores (including licensed businesses) in the vicinity, as is acknowledged in a number of the letters of representation. I attach to this statement as Annex D a location map which shows the position of these stores in relation to the proposed new One Stop premises, including an Aldi store (143 Lloyd Street South, Manchester M14 7LA) and a Select & Save store (41-43 Lloyd Street South, Fallowfield, Manchester M14 7HS) that are both within 1km. Looking at the names/locations of stores mentioned by the residents in their objections, we believe there are other local stores as follows: (1) Moss Side General Store, 333 Claremont Road, Rusholme, Manchester M14 7NB (unlicensed) (2) Viatts Off Licence, 50 Yew Tree Rd, Manchester M14 7PP (3) Go Local (NG Trading), 4 Hart Road, Fallowfield, Manchester, M14 7LE (4) Nisa Local (D&A Stores) (153-155 Lloyd Street South, Fallowfield, Manchester M14 7LA (5) A&J Off-licence (Hart of the Triangle), 18 Hart Road, Fallowfield, Manchester M14 7LE.

The Aldi store was granted a Premises Licence in January 2012, which permits the sale of alcohol from 06.00 until 24.00 daily. Nisa Local (D&A Stores) was granted a Premises Licence in July 2005, which permits the sale of alcohol from 07.00 until 23.30 daily.

With the exception of Viatts Off Licence, the remaining stores are generally licensed from 08.00 to 23.00, with shorter hours on Sunday, but those would have been the hours carried over automatically on conversion of the former Justices Licences in 2005.

This demonstrates that alcohol is already available in fairly close proximity in the local area, although it is my understanding that 'need' or 'competition' is not a matter which is part of the licensing process.

CONCLUSION

The premises has planning permission which authorises use as a shop without restriction as to times and there is no objection to this application from the police. From my investigations, I do believe that the One Stop Stores format would work within the local community in this area, we generally support the local population, obtain the majority of staff from the location and work with the local population and schools to be a Community Store.

Signed: Matthew Duerden

Dated: 26 May 2022

Annex A – Previous Premises Licence granted

Annex B- Photographs of existing site

Annex C– Layout plan for proposed store

Annex D – Plan of local area, photos and details of other local retail stores

Annex A - Photographs of existing site



Existing site – front view



Existing site – rear view

Annex B – Previous Premises Licence granted



MANCHESTER CITY COUNCIL

LICENSING ACT 2003 PREMISES LICENCE

Premises licence number	265063
Granted	15/11/2021
Latest version	DPS Variation 267955 Granted 31/12/2021

Part 1 - Premises details

Name and address of premises
Quick Commerce Ltd 56-58 Lloyd Street South, Manchester, M14 7HT

Licensable activities authorised by the licence
1. The sale by retail of alcohol*. * All references in this licence to "sale of alcohol" are to sale by retail.

The times the licence authorises the carrying out of licensable activities
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Sale by retail of alcohol							
Standard timings							
Day	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Start	0000	0000	0000	0000	0000	0000	0000
Finish	2400	2400	2400	2400	2400	2400	2400
The sale of alcohol is licensed for consumption off the premises only.							
Seasonal variations and Non standard Timings: None							

Hours premises are open to the public							
Standard timings							
Day	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Start	0000	0000	0000	0000	0000	0000	0000
Finish	2400	2400	2400	2400	2400	2400	2400
Seasonal variations and Non standard Timings: None							

Part 2

Annex 1 – Mandatory conditions

Door Supervisors

1. Only individuals licensed by the Security Industry Authority shall be used at the premises to undertake security activities, which include guarding against: -
 - (a) Unauthorised access or occupation (e.g. through door supervision),
 - (b) Outbreaks of disorder, or
 - (c) Damage,unless otherwise entitled by virtue of section 4 of the Private Security Industry Act 2001 to carry out such activities.

Supply of alcohol

2. No supply of alcohol may be made under this premises licence:
 - (a) At a time when there is no designated premises supervisor in respect of the premises licence or,
 - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
3. Every retail sale or supply of alcohol made under this licence must be made or authorised by a person who holds a personal licence
4.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy
 - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either –

- (a) a holographic mark, or
- (b) an ultraviolet feature.

5. (1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price, which is less than the permitted price.
- (2) For the purposes of the condition set out in (1) above—
- (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
 - (b) “permitted price” is the price found by applying the formula—
$$P = D + (D \times V)$$
where —
 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence —
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
- (3) Where the permitted price given by paragraph (2)(b) would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- (4) (a) Sub-paragraph (4)(b) applies where the permitted price given by paragraph (2)(b) on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (b) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the operating schedule

1. A digital CCTV system will be installed, or the existing system maintained, such system to be fit for the purpose and to be to the reasonable satisfaction of the police.
2. The CCTV system shall be capable of producing immediate copies on site. Copies of recordings will either be recorded digitally on to CD/DVD or other equivalent medium.
3. Any recording will be retained and stored in a suitable and secure manner for a minimum of 31 days and shall be made available, subject to compliance with Data Protection legislation, to the police for inspection within 24 hours of request.
4. The precise positions of the cameras may be agreed, subject to compliance with Data Protection legislation, with the police from time to time.
5. The system will display, on any recording, the correct time and date of the recording.
6. The CCTV system will be maintained and fully operational throughout the hours that the premises are open for any licensable activity.
7. An incident log/register shall be maintained to record all incidents of crime and disorder occurring on delivery of products. This log/register will be available for inspection by a police officer or other authorised officer on request. Prominent, clear and legible notices must be displayed at all exits requesting staff and couriers to respect the needs of local residents and to leave the premises and the area quietly.
8. Between the hours of 1800 and 0800 riders will be permitted to collect orders and deliver on foot, by pedal bike, electric bike (or other electric vehicle) only.
9. Riders will not be permitted to smoke in the immediate vicinity of the premises.
10. Riders will not be permitted to congregate in the immediate vicinity of the premises.
11. Riders will be instructed not to loiter in the vicinity of residential premises.
12. No collections of waste or recycling materials (including bottles) from the premises shall take place between 22:00 hours and 08:00 hours on the following day.
13. The premises licence holder will ensure that an age verification policy will apply whereby all delivery riders will be trained to ask any customer to whom alcohol is delivered, who appears to be under the age of 25 years to produce, before being sold alcohol, identification being a passport or photocard driving licence bearing a holographic mark or other form of identification that complies with any mandatory condition that may apply to this licence.
14. All delivery riders shall receive training in age restricted sales.
 - a. Induction training must be completed and documented prior to the delivery of alcohol by the rider.
 - b. Refresher/reinforcement training must be completed and documented at intervals of no more than 6 months.
15. Training records will be available for inspection by a police officer or other authorised officer on request.
16. Training records will be electronically stored by the licence holder for a period of 12 months.
17. A warning shall be displayed on the digital platform on which an order is placed informing customers that they must be aged 18 or over to make a purchase of

alcohol and notifying customers that the rider will carry out age verification on delivery. The customer will be required to declare that he or she aged 18 or over. If the rider is not satisfied that the customer is aged 18 or over any alcohol in the order will be withheld

18. All riders shall be trained to record refusals of sales of alcohol in a refusals log/register. The log/register will contain:
 - a. details of the time and date the refusal was made;
 - b. the identity of the rider refusing the sale;
 - c. details of the alcohol the person attempted to purchase.
19. This log/register will be available for inspection by a police officer or other authorised officer on request.
20. There will be no alcohol available for collection by members of the public between 0000 hours and 0800 hours each day. All sales of alcohol between these times will only be made by means of delivery to a bona fide address.

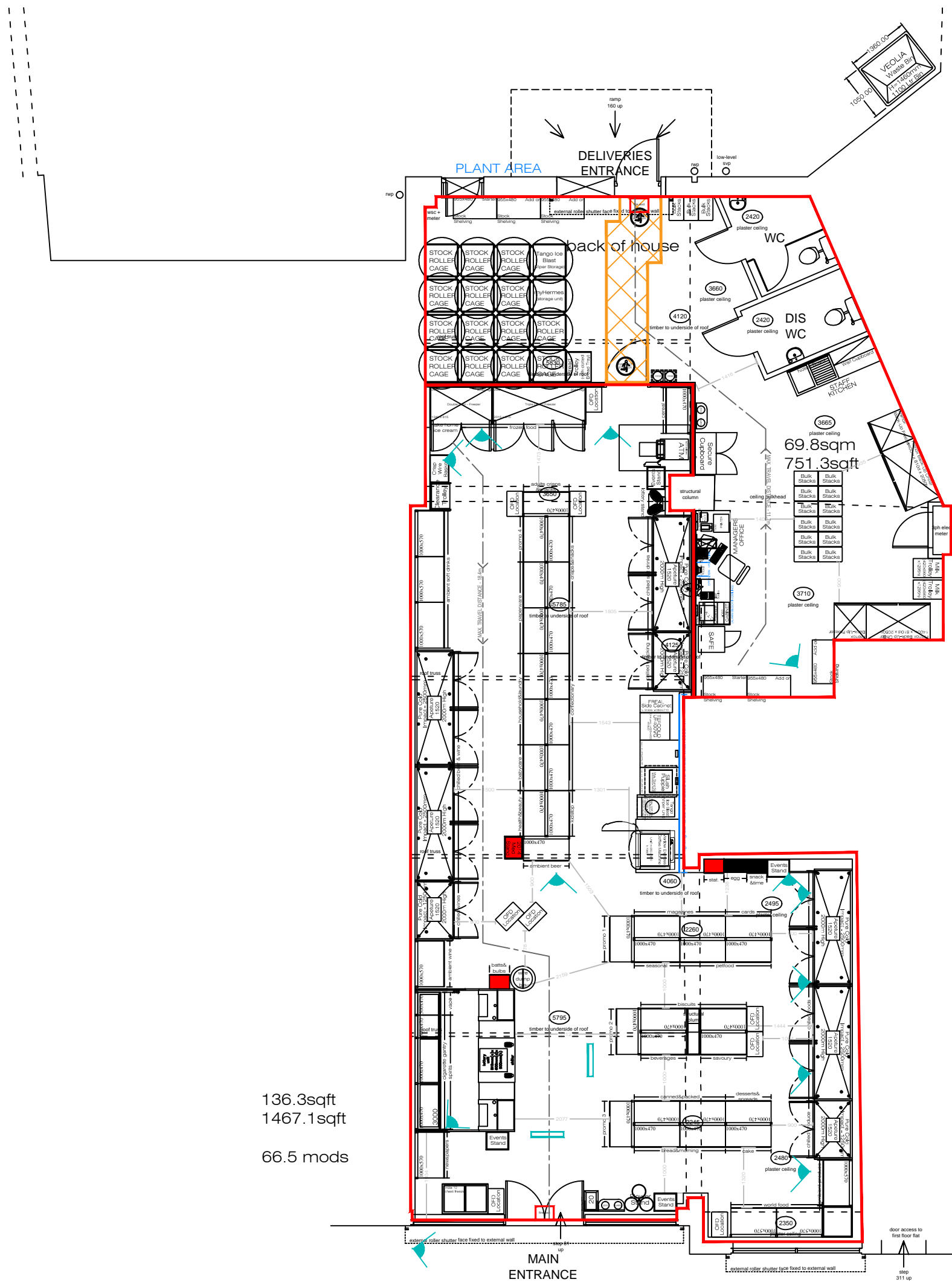
Annex 3 – Conditions attached after hearing by the licensing authority

Not applicable

Annex 4 – Plans

See attached

Annex C – Layout plan for proposed store



136.3sqft
1467.1sqft
66.5 mods

building regulations
PLEASE NOTE THE PROPOSED WORKS WILL BE CARRIED OUT IN COMPLIANCE WITH THE NOTES BELOW:
EMERGENCY LIGHTING WILL COMPLY WITH BS5266 PART 1
EMERGENCY EXIT SIGNS WILL COMPLY WITH BS5499 PART 1
MAIN ENTRANCE DOOR COMPLIES WITH PARAGRAPHS 2.24
FIRE ALARM COMPLIES WITH WITH BS5839 PART 1
ALL EXIT DOORS PROVIDE A SIMPLE FASTENING. THIS IS OPERATED FROM THE ESCAPE SIDE AND IT WILL INCLUDE A FAILSAFE ON ACTIVATION OF THE FIRE ALARM
SERVICE COUNTER HAS GIVEN CONSIDERATION TO WHEELCHAIR AND IT WILL CONTAIN A SECTION NO HIGHER THAN 760MM AND WIDE
ANY NEW LIGHTING, COOLING AND VENTILATION WILL BE IN ACCORDANCE WITH THE NON DOMESTIC HEATING, COOLING AND VENTILATION GUIDE
THE FIRE EXITS DOOR WILL LEAD TO A ULTIMATE PLACE OF SAFE
ALL VENTILATION WILL COMPLY WITH CIBSE GUIDE B:20055
THE STAFF W/C WILL BE BUILT SO THE INTERNAL MEASUREMENTS ARE NO LESS THAN 2200 x 1500



linear comparisc
store type: **retail**
stock room size
store profile:
store fascia color: **corporate/white/conservative**
old grocery grace
old off-license g
sales area:
stock area:
post office:
project type:
Compliance
store address:
Ground Floor unit
Lloyd St South
Manchester
store code: 0000
drawn by:
date:
scale: 1:1
as approved by
retail design gro
dd.mm.yy
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dwg no:
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Annex D – Plan of local area, photos and details of other local retail stores