

# GREATER MANCHESTER POLICE - REPRESENTATION

## About You

Name	<b>PC Alan Isherwood</b>
Address including postcode	1 <sup>st</sup> Floor Manchester Town Hall Extension Lloyd Street Manchester
Contact Email Address	alan.isherwood@gmp.police.uk
Contact Telephone Number	0161 856 6017

## About the Premises

Application Reference No.	<b>LPA 281582</b>
Name of the Premises	<b>West Didsbury &amp; Chorlton AFC</b>
Address of the premises including postcode	<b>Brookburn Road, Manchester M21 8FF</b>

## 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 application in relation to the above premises on the grounds of Prevention of Crime and Disorder and Public Safety.

The applicant has offered conditions in the operating schedule but GMP ask that a CCTV condition is included to better demonstrate how the licensing objectives will be upheld.

Therefore, if this licence is granted, GMP would ask that the following condition is attached to the premises licence:

**A CCTV system will be in operation at the premises and recorded images shall be retained for a period of 31 days. CCTV images will be provided to the police and other responsible authorities as soon as practicable and in any case within 48 hours of a request for such images, subject of the provisions of the DPA.**

**From:** Alan Isherwood <Alan.Isherwood@gmp.police.uk>  
**Sent:** 21 November 2022 06:59  
**To:** [REDACTED] Premises Licensing  
<Premises.Licensing@manchester.gov.uk>  
**Subject:** RE: West Didsbury & Chorlton AFC

Dear All,

As the applicant has accepted the condition that we requested I now wish to withdraw our representation.

Kind Regards

Alan

PC 17659 Alan Isherwood  
Divisional Licensing Officer  
Greater Manchester Police  
City of Manchester Division  
1<sup>st</sup> Floor  
Manchester Town Hall Extension  
Lloyd Street  
Manchester  
M2 5DB

[alan.isherwood@gmp.police.uk](mailto:alan.isherwood@gmp.police.uk)

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Follow us on Twitter: @gmpolice

\*NOT PROTECTIVELY MARKED\*

**From:** [REDACTED] >  
**Sent:** 20 November 2022 15:25  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Cc:** Alan Isherwood <Alan.Isherwood@gmp.police.uk>  
**Subject:** West Didsbury & Chorlton AFC

Hi,

I am writing on behalf of the applicant in the above case to accept the police condition regarding CCTV.

Please can you acknowledge receipt?

Thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**BUS1**

**From:** [REDACTED]

**Sent:** 14 November 2022 14:42

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

**Subject:** Representation in respect of Application Ref: 281582/PW5

Please find attached a Representation in respect of the above application for West Didsbury & Chorlton Football Club.

We would be grateful if you would notify us of the Hearing date in due course.

Please confirm receipt.

Kind regards,

[REDACTED]  
Independent Licensing Services

Dear Sirs

**Re: Application: 281582/PW5 – West Didsbury & Chorlton Football Club**

**Objection to the application for the grant of a new Premises Licence**

We are writing to object to the above application for a new Premises Licence at West Didsbury & Chorlton Football Club. As the owners and operators of the Horse & Jockey public house, Joseph Holt Limited believe that this quiet residential area is already provided for in terms of the licensed industry, and that a further licensed premises would only exacerbate issues already impacting the local community.

The Horse & Jockey is situated close to Chorlton Green and is surrounded by local residents who value their suburban village style of living. The Managers at the Horse & Jockey, as well as our Operations Support Manager, [REDACTED] are also local residents and on their behalf we would object to the application as follows:

1. Public Nuisance – litter is already a problem in the local area and staff from the Horse & Jockey regularly remove litter from Chorlton Green that has been left by people utilising the area. We believe that following football matches the issue with litter only becomes worse – and if the premises were to have a Premises Licence we can only see this increasing with the use of the club.

This small area of Chorlton is complemented by smaller licensed venues with lower capacities. We would be interested to know if the Football Club had offered a capacity for their use of the licensed area? Noise nuisance is already an issue for local residents during and following matches at the premises and this would only become more of an issue if there were a licence in place.

Our familiarity with the area means that we are well aware of the issue with parking for local residents and businesses. This is already problematic when football matches take place – but would only worsen if the Football Club also served as a licensed venue.

2. Crime & Disorder – the link between disorder at football matches and alcohol consumption is well documented. Local licensed premises have strict policies and procedures in place to ensure that anyone showing signs of drunkenness are not permitted to remain at the premises. It would be far harder, perhaps impossible, to manage this within a premises the size of the Football Club.

One of our concerns is that inebriated football fans will make their way into Chorlton Village following the game and attempt to obtain service at some of the small local bars and restaurants.

3. Protection of Children from Harm – the football club is positioned close to a local school and to offer the sale of alcohol Off the premises from 10.30am could be an issue in relation to this particular Licensing Objective. Our experience in the licensed trade puts us in a position where we can identify potential issues such as adults purchasing alcohol for someone under-age. The hours applied for would also enable customers to purchase alcohol throughout the day at the Football Club and potentially cause a nuisance or distress to local school children if they were disorderly in the area.

This objection is not being made by a business to highlight any impact to the Horse & Jockey, but as a business that is in the heart of Chorlton. The staff at the premises are very much aware of issues faced by other residents and themselves as residents. They have attempted to run small events for the local community and have been thwarted by local complaints about litter, parking and noise in the area. Given these circumstances then surely another licensed premises in such close proximity would only worsen these issues?

We look forward to receipt of a Hearing date in due course.

Kind regards



For and on behalf of Joseph Holt Limited, The Brewery, Empire Street, Cheetham, Manchester

**RES1**

**From:** [REDACTED]

**Sent:** 06 November 2022 21:22

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

**Subject:** Objection to granting of social license to West Didsbury & Chorlton FC - Ref 281582/PW5

To whom it may concern

As Chorltonville residents living in close proximity to West Didsbury & Chorlton FC grounds, we write to object to the application to grant a social license for the stated extended hours.

Our objection to the granting of the application is specifically made against the following licensing objectives

**The prevention of public nuisance, where granting this application will result in:**

- A significant number of visiting cars parked along Brookburn road and other Chorltonville roads each evening potentially as people prefer not to get blocked in the carpark. This will be especially the case when the club rents out space for events/parties, attendees may come distance.
- Litter from cans, bottles glasses will increase:, after big matches Brookburn Rd & the bridle path already gets litter, bottles/cans left on kerbs and behind resident hedges.
- More cans being thrown into resident blue wheelie bins, preventing recycling.
- More noise: people leaving on foot speaking louder than normal.
- More noise: from watching Premiership matches at the club
- More noise: drinking in the grounds, they rent out premises for parties/events already, even more so with license.

**Public Safety, where granting this application will result in:**

- Restricted emergency services access (with cars parked both sides of the road a fire engine can't get down there, and an ambulance has had difficulty in the past)

We are also especially surprised to hear that the Chorltonville Owners Residents Committee has not been consulted by the club. We wish the club well, but this application is not in keeping with the agreed terms of use in a quiet residential location.

I would be grateful please if you can acknowledge receipt of our application objection.

With thanks,

[REDACTED]

**RES2**

**From:** [REDACTED]

**Sent:** 06 November 2022 15:03

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

**Subject:** WD&C AFC Ref 281582/PW5

Planning application:281582/PW5

With reference to the above we would like to question the need for a football club, situated in a quiet residential area and a Conservation area to have what is effectively a licence equivalent to that of a public house or licensed bar. There seems to be no stated purpose for this application that lies within the club's often stated aims and purpose.

As the club likes to remind us the site is used, amongst other things, as a pre- and after-school club as well as accommodating up to 300 children in teams associated with the club, and surely the sale of alcohol, presumably to any member of the public, on a site with small children is inappropriate and potentially risky.

If sales of alcohol can continue all day until late at night seven days a week this will inevitably cause nuisance both to premises adjacent to the club and to near neighbours (who have already had to collect used bottles and cans from fans attending matches).

If the club is to change its status from considering itself a community facility to a full time commercial licensed premises then this must surely be taken into consideration by the planning authority and appropriate restrictions imposed.

[REDACTED]

**RES3**

**From:** [REDACTED]

**Sent:** 06 November 2022 13:47

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

**Subject:** Objection to application 281582/PW5 - West Didsbury & Chorlton FC

Dear Sir/Madam,

We wish to object in the strongest possible terms to the above application, in particular to the part of the application regarding the supply of alcohol for consumption both on and off the premises EVERY DAY FROM 10.30 IN THE MORNING UNTIL 11 IN THE EVENING.

As everyone is well aware the premises is very close to Brookburn Primary School, which is a Community Primary School with a strong commitment to encouraging its pupils to travel to school on foot (or by bike/scooter). We cannot see that the supplying of alcohol from yet another premises a matter of metres from Brookburn School can be either sensible or desirable. The principal access route to and from West Didsbury & Chorlton FC passes Brookburn Primary School so with the proposed licensing hours starting at 10.30am on schooldays there is the prospect of people having been drinking for several hours coming into contact with primary aged school children leaving school on their way home. Some of these children may be unaccompanied as they may be preparing to become more independent as part of their preparation for moving on to secondary school. We do not see that the supply of alcohol from 10.30am from the above premises is consistent with protecting children from harm. Indeed, it seems to us that the opposite is true and that it will increase the risk of harm to children.

In relation to the prevention of public nuisance, the prevention of crime and disorder and the matter of public safety there are always going to be increased risks associated with alcohol consumption. It has to be the case that increased availability of alcohol is an encouragement to consume alcohol with the consequent likelihood that there will be those whose whose inhibitions will be reduced as a result of their alcohol consumption. Of course, this is not to say that everyone who consumes alcohol purchased at West Didsbury & Chorlton FC will present a risk to the public but it is the case that there is a risk that some may, particularly if they drink to excess which is a possibility if they start drinking at 10.30am. While we are aware that the remit of Manchester City Licensing Team relates to the issues identified above there are two more points we would wish to make:

1. As noted in the report of the Director of Public Health to the Manchester City Council Health Scrutiny Committee on 12/01/2022 alcohol dependency is higher in Manchester than the estimated national rate for England. There is no shortage of licensed premises in Chorlton and there can be no need for another, particularly in a residential area in close proximity to a primary school;
2. Once again there has been no consultation with the residents of Chorltonville in respect of this licensing application. The increased activity associated with West Didsbury & Chorlton FC is already causing problems for the local population in terms of (i) increased traffic, and the consequent pollution and danger to children and pets and wildlife, not to mention adding to the significant parking problems; and (ii) noise and the consequent loss of amenity to those who live adjacent to the football club.

In conclusion we ask that the above application be rejected for all the reasons outlined above.

Yours faithfully,

[REDACTED]

RES4

**From:** webfeedback@manchester.gov.uk <webfeedback@manchester.gov.uk>  
**Sent:** 06 November 2022 12:55  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Make representation to a licensing or gambling application

**Question**

**Response**

*First name:*

*Last name:*

*Building number or name:*

*Street:*

*Area:*

*Postcode:*

*Email :*



*Application reference number:*

562

*Premises name (if known) and full address this representation relates to:*

West Didsbury Football Club  
Chorlton

*Which of the licensing objectives are relevant to your comments on this application: :*

The prevention of crime and disorder

*Which of the licensing objectives are relevant to your comments on this application: :*

Public safety

*Which of the licensing objectives are relevant to your comments on this application: :*

The prevention of public nuisance

**Question****Response**

*Please state your comments on this application :*

The football club has grown exponentially in recent years. Its location within a (previously) peaceful conservation area and so close to a residential area makes it completely unsuitable for a major sports venue with large crowds. Adding alcohol sales to the current situation can only increase the noise and nuisance which is already considerable. The proposed hours suggest the clubs non-sporting activities are set to increase further.

**RES5**

**From:** [REDACTED]

**Sent:** 05 November 2022 21:24

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

**Subject:** West Didsbury and Chorlton football club

It would appear that the above football club has applied for a licence to sell alcohol at this small , inner city site situated in a conservation area and in the Mersey valley flood plain.

The hours applied for far exceed the hours where football is played.

There is already an issue with parking in the area ( which is a privately owned and maintained estate) encouraging further use of the premises will exacerbate this issue and cause further noise pollution. It is certainly not in the spirit of local, community football.

I strongly object to the change of use that would encourage the sort of behaviour that is seen at other football venues. At present this is a good, family orientated facility and it should remain so.

[REDACTED]

**RES6**

**From:** [REDACTED]

**Sent:** 07 November 2022 05:19

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

**Subject:** WDCAFC Application for alcoholic licence

I object to any extension of licensing hours.

[REDACTED]

We all applaud sporting facilities being available locally, particularly for youth and ladies teams. What concerns me, and other local residents, is that this application is one of a “creeping barrage” of “improvements”.

Longer opening hours means more of what we find difficult to live with.

That’s noise, vulgar chanting, traffic, litter, parking on what are private roads particularly when residents are trying to enjoy peaceful weekends.

These “improvements” can easily evolve/escalate into fund raising events for the club.

Enough is MORE than enough.

Yours faithfully

[REDACTED]

**RES7**

**From:** [REDACTED]

**Sent:** 07 November 2022 09:51

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

**Subject:** West Didsbury & Chorlton AFC

Dear Sirs/Madam

With regard to the above licensing application, I would like to make the following comments:

1. With regard to crime and disorder, the recent increased activity at the club has resulted in a marked increase in littering, with empty bottles being left on the pavement/thrown into front gardens.
2. I believe there is a public safety impact, as the road is home to Brookburn Primary School. The broken bottles present an injury risk to the many hundreds of children who walk to the school every day.
3. In addition to the above, there has been a marked increase in public nuisance caused by the club of late; notably much larger numbers of people attending, often shouting loudly, using fowl language and consuming alcohol on the road both on arrival and departure. This is incompatible with the tranquility of the road, which is home to some of the area's youngest and most elderly residents.

I would be grateful if my observations could be considered when considering this application.

Yours faithfully

[REDACTED]

**RES8**

**From:** 

**Sent:** 07 November 2022 14:57

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

**Subject:** Reference: 281582/PW5

I write with regard to the above license application for this football club.

I object to this application for the following reasons:

1 The football club has grown rapidly in recent years. With this has come added considerable nuisance for local residents and neighbours of the club, as the spectator crowds have grown considerably in number. Local residents already have issues with noise before, during and after games, with fans chanting, banging on the clubs advertising hoardings and regularly using loud foul language. Increasing the times alcohol can be sold at the club will only see an increase in this. A later alcohol licence will allow drinkers to stay at the club later and they will leave very late in the evening, creating yet more nuisance for residents by way of noise.

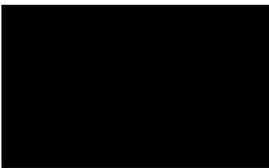
2 Litter left by fans has increased dramatically in recent years. As you will see from the letter attached, we neighbours cleared glass bottles and other litter from outside Brookburn Primary School and along Brookburn Road and our own front gardens after a recent game. Most children attending the school walk to school, littered glass bottles from the football club create a potentially harmful danger for these children which is wholly unacceptable. Increasing the times alcohol can be sold at the club will only see an increase in this.

3 I question for what reason does the club need to be open from 8.30am until 11pm? Their application doesn't give any specific reasons. It would appear that the club wants to be more of a money-making enterprise than the local 'club for all' it describes. I cannot think of any other reason.

4 From a public safety perspective - the club is situated down an unlit tarmaced single track bridleway with very poor visibility. The bridleway is used to access the area around the River Mersey and is extensively used for walking, cycling as well as running, and horse riding on a daily basis. The club has daily traffic using this bridleway both in the form of players cars, fans cars and their heavy machinery for pitch maintenance. This very narrow bridleway is not designed for this purpose. Increasing the opening hours and alcohol licence will only result in more traffic using it to access the club. Additional traffic will also bring with it additional pollution, there are already many many more vehicles using Brookburn Road to access the club than there are residents driving to and from their homes. The local residents should not be subject to the increases in traffic and pollution to service the football club.

I would be grateful if my objections could be taken into consideration when considering this application.

Regards



**RES9**

**From:** [REDACTED]

**Sent:** 07 November 2022 13:57

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

**Subject:** WDCAFC Application for alcohol licence - Premises Licence (new) - ref: 281582/PW5

Dear Licensing Office,

[REDACTED] next to the bridal path that passes the Club entrance and continues to the Meadows.

The club is an exiting community facility that has taken considerate steps to minimize the impact to neighbours on match days (no parking signage and wardens on the Road, careful positioning of lighting to prevent spilling onto adjoining properties etc.) and for other hosted events, e.g. the Bonfire Night + fireworks that took place just yesterday.

The club has an existing club premises certificate and has sold alcohol to attending fans successfully and without significant nuisance for a number of years now, and this is entirely appropriate for their aim "to improve facilities for their members and visiting fans and teams", i.e. activities and attendees relating to football.

The granting of an expanded license (on and off the premises, Mon to Sun 1030am to 11pm) would not support this stated aim of catering to match day attendees, but would seem to extend beyond the club's purpose into a more general social club/ alcohol outlet.

While we support the club and its catering requirements on the premises during match days and hours, we feel:

- this expansion is not justified and would lead to an increase in public nuisance/ noise if increased from current levels (the attendees could not claim to be there for the football),
- it would also provide a draw for increased traffic down the bridal path at expanded and later hours, putting pedestrians at risk

Could you please consider these factors when reviewing the application?

Regards

[REDACTED]

**RES10**

**From:** [REDACTED]

**Sent:** 07 November 2022 17:40

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

**Subject:** Reference: 281582/PW5

Hi,

I write with regard to the above license application for this football club.

I object to this application for the following reasons:

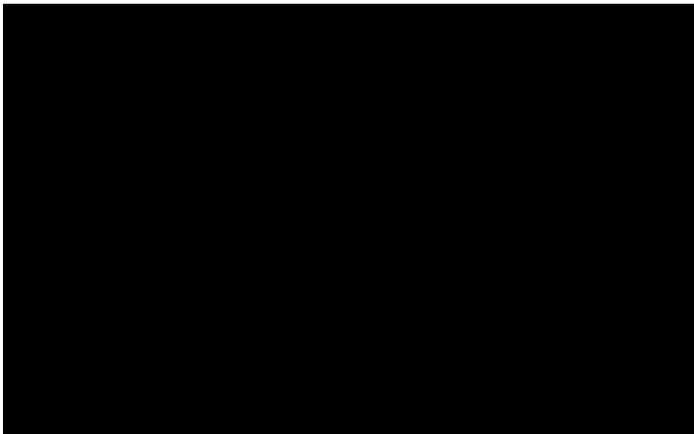
1 The football club has grown rapidly in recent years. With this has come added considerable nuisance for local residents and neighbours of the club, as the spectator crowds have grown considerably in number. Local residents already have issues with noise before, during and after games, with fans chanting, banging on the clubs advertising hoardings and regularly using loud foul language. Increasing the times alcohol can be sold at the club will only see an increase in this. A later alcohol licence will allow drinkers to stay at the club later and they will leave very late in the evening, creating yet more nuisance for residents by way of noise.

2 Litter left by fans has increased dramatically in recent years. As you will see from the letter attached, we neighbours cleared glass bottles and other litter from outside Brookburn Primary School and along Brookburn Road and our own front gardens after a recent game. Most children attending the school walk to school, littered glass bottles from the football club create a potentially harmful danger for these children which is wholly unacceptable. Increasing the times alcohol can be sold at the club will only see an increase in this.

3 I question for what reason does the club need to be open from 8.30am until 11pm? Their application doesn't give any specific reasons. It would appear that the club wants to be more of a money-making enterprise than the local 'club for all' it describes. I cannot think of any other reason.

4 From a public safety perspective - the club is situated down an unlit tarmaced single track bridleway with very poor visibility. The bridleway is used to access the area around the River Mersey and is extensively used for walking, cycling as well as running, and horse riding on a daily basis. The club has daily traffic using this bridleway both in the form of players cars, fans cars and their heavy machinery for pitch maintenance. This very narrow bridleway is not designed for this purpose. Increasing the opening hours and alcohol licence will only result in more traffic using it to access the club. Additional traffic will also bring with it additional pollution, there are already many many more vehicles using Brookburn Road to access the club than there are residents driving to and from their homes. The local residents should not be subject to the increases in traffic and pollution to service the football club.

I would be grateful if my objections could be taken into consideration when considering this application.



[REDACTED]  
West Didsbury & Chorlton AFC

11 October 2022

**Re: West Didsbury & Chorlton AFC Litter After Matches**

We write with reference to the above football club on Brookburn Rd, Chorlton, M21 8FE.

We are aware that the club has seen success recently and has been promoted into the NWCFL Premier Division. This has seen an increase in crowd size, noise and ultimately nuisance for the residents immediately bordering the club.

Following last night's match against FC Isle of Man (Tues 10 Oct 2022, attendance 669) as neighbouring residents of the club we were dismayed and angered to wake up to find our blue wheelie bins on Brookburn Rd had been used by fans to dispose of their empty beer cans, disposable plastic glasses, glass bottles and takeaway food containers. Wednesday is bin collection day here so our bins were on the road for the morning collection.

As we all know, the blue bins are for paper and card only and will not be collected if contaminated with other waste. We had the unenviable task of picking the unwanted rubbish out of our bins and disposing of it correctly. We also picked up several discarded bottles, cans, plastic glasses and takeaway wrappers from pavements, verges and even our own front gardens.

This is not the first time we've had to clear up after fans of WDCFC have left litter after matches, however the amount has significantly increased.

Of further concern and a potentially dangerous issue, parents dropping their children at Brookburn Primary in the morning reported picking up several discarded glass bottles on pavements and verges. The school has around 460 children aged 3-11 attending on a daily basis, with over 80% of them walking, riding or scootering to school each day.

Please see the below photographs of some of the litter and rubbish removed.

This is obviously completely unacceptable to us as the club's neighbours and we cannot allow it to continue. We'd like to see the club take immediate action on this matter and would welcome their suggestions on how to deal with this.

Our immediate suggestions would be:

- 1 Stewards in place after the match preventing fans leaving with cans/bottles purchased at the match
- 2 Club provided waste bins to collect fans waste on exiting the ground
- 3 Stewards to walk down Brookburn Rd collecting any litter after matches for the club to dispose of correctly

We look forward to hearing from club representatives as soon as possible with a plan of how the club will tackle this issue.

Regards



cc: Cllr John Hacking, Cllr Eve Holt, Cllr Matthew Benham

The removed rubbish from 2 blue bins



Discarded beer can



Glass bottle near school



Discarded bottle on verge



**RES11**

**From:** [REDACTED]

**Sent:** 08 November 2022 10:08

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

**Subject:** Objection to application 281582/PW5 - West Didsbury & Chorlton FC

Dear Sir/Madam,

We wish to object in the strongest possible terms to the above application, in particular to the part of the application regarding the supply of alcohol for consumption both on and off the premises from 10.30 until 23.00 every day.

As health professionals working in the field of public health, we feel there is no justification whatsoever for a sporting facility (which purports to promote health and which has used this 'justification' to expand activity in the past) to offer such free availability to alcohol, particularly in Chorlton where there are already literally dozens of licensed premises, including several within easy walking distance of the club. As noted in the report of the Director of Public Health to the Manchester City Council Health Scrutiny Committee on 12/01/2022 alcohol dependency is higher in Manchester than the estimated national rate for England. There is no need for another licensed premises, particularly in a residential area in close proximity to a primary school. It is likely that people who had been drinking since 'opening time' could then be wandering around when school finishes for the day, potentially putting children at risk of harm.

Furthermore, the license, if approved, would attract more people to use the facility, increasing traffic of all kinds into the club. The access road to the club is narrow and unlit, and heavily used by walkers, who would be put at risk by an increased volume of traffic.

In order to make the venture financially viable, the Club would need to offer the facility to non-members (indeed, this is stated in the application) and so the increase in the noise disturbance to residents in the vicinity would be significant, due to parties and other events taking place.

There has been no consultation with the residents of Chorltonville in respect of this licensing application. This lack of consultation is consistent with past applications to expand activity at the Club. The increased activity associated with West Didsbury & Chorlton FC is already causing problems for the local population in terms of increased traffic, and the consequent pollution and danger to children and pets and wildlife. It adds significantly to parking problems. The increased noise emanating from the Club during matches and other events causes significant distress and disturbance to those living adjacent to the football club. There are already issues with litter being dropped by people leaving the Club on foot and by car and this would increase with increased activity.

In conclusion we ask that the above application be rejected for all the reasons outlined above.

Yours faithfully,

[REDACTED]

**RES12**

**From:** [REDACTED]

**Sent:** 08 November 2022 16:51

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

**Subject:** West Didsbury football club licensing

This is a quiet residential area next to a primary school and lots of young children. This will inevitably increase noise, unsociable behaviour and crime . The area surrounding is dark woodland and women would no longer feel safe walking there knowing people under the influence of alcohol were nearby

I disagree with the license of Chorlton & Didsbury football club on all the below grounds :

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

A suggestion could be a few hours of licensing for match times or special occasions (bonfire night for example )

**RES13**

**From:** [REDACTED]

**Sent:** 08 November 2022 17:10

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

**Subject:** West Didsbury and Chorlton AFC Reference: 281582/PW5

Dear Sir/ Madam

I'd like to raise concerns with the current proposal to grant alcohol licensing resulting in many issues

1. Anti social behaviour as licensing be on premises and off premises. Urgently we already have anti social behaviour when spectators re walking back from the matches and parking on our verges which are maintained on private expenses
2. Litter as cans and bottles are left on the street causing danger fo pets and to children
3. Increased noise levels with alcohol consumption
4. General upkeep of the ville being impacted

Kindly reconsider the licensing application as there are plenty of pubs etc within walking distance of the club which offer a much more controlled environment thus I see no added value of granting the application an approval

Thank you

[REDACTED]

**RES14**

**From:** [REDACTED]

**Sent:** 08 November 2022 17:35

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

**Subject:** Comments for 281582/PW5

Hello,

This is comments with respect to the recent application for alcohol license at West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF Reference: 281582/PW5

I am representing myself, [REDACTED]

The football club is already causing traffic and parking issues in the private area of Chorltonville, and I am afraid, adding an alcohol license where the alcohol can be consumed outside the premises as well, will cause the problems to aggravate. This permit does not add not any of the following:

1. The prevention of crime and disorder: Alcohol is never said to be used for prevention of crime or disorder, rather there is evidence that it adds/aggravates crime and disorder.
2. Public safety: Already the public safety is compromised given the number of unauthorised parking in the neighbourhood which is a private area, and adding alcohol license will not reduce the amount of unauthorised parking.
3. The prevention of public nuisance: It has been known that people who are drunk cause more public nuisance. Already our streets have been the target of car vandalism and we do not want this to aggravate.
4. The protection of children from harm: Adding alcohol license does not protect the children from harm.

The location of this football club is very near the Beech Road which has many pubs and restaurants selling alcohol, the Bowling Green pub is 3 minutes walk from the football ground. These pubs have been there for many many years and have served varied clientele, adding another alcohol license to a Sporting Venue does not solve any of the four licensing objectives. Hence, this license should not be granted.

Thank You,  
[REDACTED]

**RES15**

**From:** [REDACTED]

**Sent:** 08 November 2022 19:16

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

**Subject:** West Didsbury and Chorlton AFC Premises License

Ref 281582/PW5

I wish to object to the application for for the above license on the grounds that the location of the premises is very close to residential properties thus creating a public nuisance and possible harm to children living and playing adjacent to the premises.

Regards

[REDACTED]

**RES16**

**From:** [REDACTED]

**Sent:** 08 November 2022 19:39

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

**Subject:** 281582/PW5

I write to express concern about the above licensing application. In particular the proposal to allow the sale of alcohol for consumption off the premises. Further more the potential promotion of antisocial behaviour in a location adjacent on one side with a quiet residential area (Chorltonville) and other by a natural wildlife habitat (Chorlton Ees). I do not see anything in these proposals which seek to safeguard the local area in which case I might be prepared to consider supporting. The intrusion from the club into the local area on match days is already a concern, accepting they do make some effort to limit their impact, but this license is for 7 days per week, normal Public House opening hours so this license is potentially for a new public house which will not serve a useful community amenity. As well as potential antisocial behaviour I would also be concerned about potential increase in litter in are are of importance to wildlife but also the nearby residential area which is not currently served by arrangements for litter/picking collection, indeed upkeep of the Chorltonville Estate is paid for directly by the residents. I see nothing in these proposals which suggests that they intend to be a "good neighbour" by potentially acting to mitigate the risks described above.

I am grateful to you for giving these concerns due consideration.

[REDACTED]

**RES17**

**From:** [REDACTED]

**Sent:** 08 November 2022 22:59

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

**Subject:** WD&C FC License application - Reference: 281582/PW5

Dear Sirs,

I object to the application on the following grounds.

1 The information provided is inadequate to make a realistic assessment of the rationale or operation of the proposed Public House.

2 The deeds of the land owned by the applicant contain two covenants each prohibiting the sale of alcohol / intoxicating liquid. A copy of the deeds is attached. The relevant image is P4. The relevant part of the original, 1912 covenant is in the last 9 lines of para 1. A subsequent sale in 1966 added a new covenant in para 2 that repeated and expanded the restriction.

3 Public Safety. Access to the Club's building is via a narrow, private road and a single track, unlit, bridle path in the Mersey Valley. Both are used frequently by walkers, often before dawn and until well after dusk. The prospect of vehicle traffic mixing with pedestrians and/or encountering other vehicles on roads with nowhere to pass will pose significant risks to safety. The careless and thoughtless parking often evident on access roads around pubs is very likely to impede access for emergency services in the event they are required on site.

4 Public Safety. The bridle path is very narrow. It has no refuge for pedestrians who often have to give way when traffic assertively passes along it. Visibility for drivers is often poor, with some mitigation of the risk of impasse benefitting football traffic due to its tidal nature. Vehicles accessing and leaving a pub will be much more random, thus increasing significantly the risk to pedestrians and other vehicles.

5 Public Safety. The entry to the bridle path is gated. It marks the entrance to the Mersey Valley at that point. The Club opens the gate during home matches. It often marshals traffic on Brookburn Road to avoid visitor parking causing residents difficulties with vehicle access to their homes and to ensure the road remains clear for emergency services. The gate is a visual barrier that warns vehicle drivers who don't know the road that they cannot proceed and thus helps with separation of vehicles and pedestrians. The gate is also the main barrier that prevents powered off-road vehicles from accessing the Mersey Valley and disrupting its pedestrian and cyclist users. The operation of a Public House on the Club's grounds would require the gate to be open much more frequently and consequently increase significantly the risk of vehicles encountering pedestrians. The open gate would give easy access for motor cycles into the Mersey Valley, where they are a major hazard and nuisance.

6 Protection of Children. The Club boasts about its role in supporting the local community and hosts a child care operation for primary age children in its clubhouse. The hours of operation of that facility would overlap the proposed licensing hours every school day afternoon and all day on school holidays.

7 Manchester City Policies. The site is in both the Chorltonville Residential Conservation area and the Mersey Valley. If approved, the application would introduce a new commercial venue into the Mersey Valley, which the City Council and its neighbouring Councils have designated as green belt. I believe that prior to being considered for a public license to sell alcohol, planning permission should be granted for such a venture.

Please keep me advised of the progress of this application and any hearing of it.

Yours sincerely,

[REDACTED]

**RES18**

**From:** [REDACTED]

**Sent:** 09 November 2022 09:38

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

**Subject:** Reference: 281582/PW5 Premises: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

Good morning

I wish to **support** this application. I understand that the alcohol licence that WDCAFC use at the moment is outdated and needs replacing. I think that people who will be complaining don't really appreciate that its fundamentally nothing new and that the club already do serve alcohol. The idea that it will become a 24hour social club is extreme. I think that the club do wonderful things for the community and support young people both on and off the pitch. I wish to support them. I am 67 years old live and in Chorltonville. My husband and I often attend matches and cheer our local community team on. Its such a shame that there are a few NIMBYS on the estate who are unable to support this great community initiative.

So please approve the application and move to 2022 with the relevant licence.

Kind regards

[REDACTED]

**RES19**

**From:** [REDACTED]

**Sent:** 09 November 2022 10:43

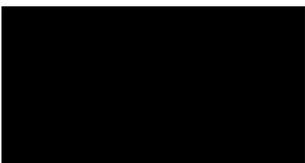
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>

**Subject:** Premises Licence Application Reference: 281582/PW5 Premises Licence

I write with reference to the application 281582/PW5 made by West Didsbury & Chorlton FC Ltd.

I object to the granting of the licence on the following grounds:

1. In the area near the club, there are often children playing on the grassed areas or walking and cycling past the club grounds to Chorlton Meadows. There is also a primary school, Brookburn Community Primary School very close indeed to the club's premises. Given the lengthy licensing hours applied for including during school hours, I believe that granting the licence poses a risk to resident children and those attending the school.
2. The club is situated in a residential area which has already been significantly affected by increased traffic, footfall and noise on match days as WD&CFC rise up the leagues; I believe that granting of this licence will lead to even more disruption to the lives of those of us who live near the club. Attendees at the matches do not observe the club's directives not to park in this area: increased numbers of people wanting to go to the club's facilities because of the draw of licensed premises will inevitably further affect this with the added noise and risk of anti-social behaviour that alcohol consumption brings.
3. The majority of people do not behave in an anti-social manner but there have already been incidents of racist abuse directed at a resident by an attendee at a match - my concern is that these and similar incidents may increase when alcohol is available.
4. As a resident, I feel my personal safety might be at risk, particularly in the hours of darkness, if there are potentially intoxicated people making their way through this area. I often walk rather than use my car and I generally feel quite safe here at the moment but if the licence is granted and there are significant numbers of events held at the club, I think I would avoid walking at such times.
5. Finally, I understand that there is a covenant preventing the use of the grounds for the sale or consumption of alcohol although I do not have the details of this.



**RES20**

**From:** [REDACTED]

**Sent:** 09 November 2022 16:45

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

**Subject:** Reference: 281582/PW5 West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

As a resident of Chorltonville for the past 40 years I would like to give my positive endorsement to the contribution made by the committee and others involved with the West Didsbury and Chorlton AFC.

Over the years their contribution to the community has grown through the development of youth and other football teams. Their matches are always very well stewarded including the access roads in Chorltonville that are near to the ground. Their efforts to develop a sustainable and thriving community facility are to be applauded and I support their efforts to develop their activities further – being mindful of reasonable views and concerns of local residents..

The activities and programmes of West Didsbury and Chorlton AFC offer meaningful recreational activities to young people contributing positively to the four stated licensing objectives: the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm.

Within the licensing framework of Manchester City Council and consistent with proper and considerate management of the supply of alcohol on and off the premises I fully support this application.

[REDACTED]

## RES21

**From:** [REDACTED]

**Sent:** 09 November 2022 19:55

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

**Cc:** Eve Holt <cllr.eve.holt@manchester.gov.uk>

**Subject:** Ref application 281582/PW5 M21 8FF

Dear Premises licensing officers,  
Ref application 281582/PW5 .. M21 8FF

I'm concerned to hear that the West Didsbury football club [REDACTED] to be allowed to serve alcohol from 8am to 11pm daily. Explanation & information has been requested but not received. It's frustrating not to understand their intentions prior to having to respond to this application. They know where we live and have leafleted or emailed previously on other matters over the years since 1996 when they moved in.

I can only assume the worst case scenario is that a social club is being set up that will mean increased cars/pedestrians every evening until midnight.

My objections are well known to the club:

### Public Safety

- 1.. the bridle path leads to the Mersey Valley, it's well used but unlit and overgrown, that's part of its charm! Cars accessing the Club use 100 yards approx of the single track path which has nowhere for pedestrians/cyclists/dogs/runners to stand while the cars pass. A social club will increase the danger for Mersey Valley users especially from car drivers unfamiliar with the access route who may be visiting from other clubs or when the club rents out its function room. The land on both sides of the path is privately owned. The single speed bump at the 5 bar gate where the path meets the road does not seem very effective.
- 2.. the club puts out 'no parking' boards along the cul-de-sac of Brookburn road for matches . This ensures that emergency vehicles can access the club if needed. Our road is narrower than average, this being a private estate, the roads are unadopted. Visitors to the social club wishing to ensure they don't end up in a queue to leave the actual club car park will park on Brookburn road and West Meade. We know this happens from past experience. These cars will prevent Fire engine and ambulance access, jeopardizing public safety.
- 3.. the Brookburn Road cul-de-sac is generally quiet and local people often walk in the middle of the road when accessing the Mersey Valley, they assume it is a quiet road. The increase in club traffic at inappropriate speed led to the construction of a speed bump at residents' expense. Despite this some cars still come down too fast for safety and this danger will increase with a social club open every day until 11pm, especially with an increase of visitors who are not familiar with the road. Pedestrians who have been drinking at the social club will be vulnerable.

### Protection of children from harm

- 1.. the club runs childcare before/after school club and holiday clubs on occasion, the sale of alcohol from 8am onwards in the same rooms would jeopardize the children's safety.
- 2.. Children assume the bridle path is not a road and are not expecting to meet vehicles coming out of the club gates.
- 3.. Unaccompanied young children will also be more likely to meet people under the influence of alcohol on the bridle path.

### Public Nuisance

- 1.. Our drive is adjacent to the bridle path leading to the club. We have interrupted men having a pee on the drive and by our garage. I imagine this may increase and challenging men who have had a lot to drink is not easy.
- 2.. Cans and bottles and other litter has been found on kerbs, along the bridle path and behind our hedge when there is a big match or event.. This may increase.
- 3.. Noise will increase as people leave a social club and presumably continue until midnight if last orders are at 11pm.

4.. In winter car headlights rake the bedroom windows of our house as the cars leave the club's land and join the bridle park as they are on full beam at that stage and driving up an incline. Presumably this may happen repeatedly every night until midnight.

5.. the increased usage of the social club will mean the five bar gate is open more often increasing access for fly tippers on the land adjacent to our house. Fly tipping here used to be a problem so we have always requested that the gate is locked as much as possible.

6.. having the 5 bar gate open more will increase access to the Mersey Valley for motor bikes and trail bikes which are hugely noisy and damaging.

7.. This estate is a 1913 Garden Village and Conservation area with grass verges, some planted with spring bulbs. The residents pay for the upkeep to ensure the style of the Garden Village is maintained. The increase in parking along this road will inevitably damage the grass verges as drivers try to ensure they are not in the way and park up on the grass.

8..Increased parking along this narrow road creates problems for residents who find they cannot maneuver on/ off drives onto the road. Residents' cars left on the road have also had damage to wing mirrors which is indicative of the problem of the road's width.

Thank you for reading all this!

it would be appreciated if you could acknowledge receipt.

yours sincerely



**RES22**

**From:** [REDACTED]

**Sent:** 09 November 2022 20:52

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

**Subject:** West Didsbury & Chorlton AFC

Dear Licensing

I wish to strongly object to the planning application of West Didsbury & Chorlton AFC to become licensed on the grounds of noise, nuisance, and disturbance.

This club has disregarded the local residents over the years as it continually pursues expansion in one way or another, despite local objection to this inconvenience.

[REDACTED] which is one of the roads that will be most effected by this application. We already have to put up with shouting from football crowds of which there are a considerable number. We have to put up with flood lights which are also a nuisance, but adding alcohol into the event is completely unacceptable given the noise levels to start with (both during the matches and afterwards when fans are leaving the site walking through the residential area of Chorlton Ville).

There are plenty of licensed premises nearby which the football fans can go to and so it's completely unnecessary to have the football club as licensed. There is one local pub that actually sponsors them (Bowling Green) and it advertises itself as "the home of west Didsbury and Chorlton football club". So WD&C AFC have local pubs already who are happy to take the football crowds - and these pubs are better placed for dealing with these numbers of drinkers especially late into the evening. Everyone who has bought a house near the Bowling Green pub has done so in the knowledge that there is a thriving and busy licensed pub on their doorstep that has been active for over 100 years.

At the moment there is a huge movement of football fans leaving the site once the matches have finished in the evening. If the club is licensed then people will be trafficking back from the club past residential houses until late into the night. This will completely disrupt the peace in this quiet residential area and it is a known fact that alcohol only increases the noise and nuisance levels especially in large crowds.

Further more the special nature of Chorlton Ees and Chorlton Ville (which this club is sandwiched between) will be damaged. Chorlton Ees is an area of wildlife and nature. Chorlton Ville is a unique Arts & Crafts estate that should be preserved. The plan to license is therefore a strong public nuisance.

I hope you will take into consideration the opinions and feeling of the residents who are most effected by this application when deciding upon an outcome, and not just those of a club who knew the strength of local opposition when they decided to move onto that site in the early 2000's and whose creeping expansion has been permitted and successful through stealth!

Regards

[REDACTED]

**RES23**

**From:** [REDACTED]

**Sent:** 10 November 2022 23:57

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

**Subject:** OBJECTION : Premises Licence (new) Ref: 281582/PW5 West Didsbury & Chorlton AFC

Premises Licence (new) Ref: 281582/PW5  
West Didsbury & Chorlton AFC,  
Brookburn Road, Manchester, M21 8FF

Dear Manchester Licensing,

I wish to object to the proposed license application Ref: 281582/PW5 on the following grounds :

**- The prevention of crime and disorder**

Over the course of the season it will be necessary, approximately 15 to 20 times, for me to pick up cans, bottles, food wrappers, and general litter thrown into my garden all of which has the potential to damage my lawnmower.

It's also just a general nuisance.

**- Public safety**

The main access for the ground is only a narrow entrance along the bridle path and PUBLIC right of way at the end of Brookburn Rd used by cars, pedestrians, and cyclists, some attending matches but many just general members of the public out walking and enjoying the Chorlton Ees nature reserve.

Rowdy fans under the influence of alcohol, slightly or otherwise, are a general nuisance but could accidentally stumble or cause a crush and injure children and/or other users of the public footpath.

The footpath from the Hardy Farm car park to the entrance on the west side of the ground is unlit which could also result in fans under the influence of alcohol, slightly or otherwise, accidentally stumbling and causing harm to themselves, children and/or other users of the footpath.

Of concern, on the grounds of health, safety, and hygiene, are the three temporary / portable toilets that now seem to be permanently in position.

Apart from being unsightly, how often are these cleaned and emptied? For how long do they contain human waste? Does the club need a license to keep these permanently on the site?

It's another clear indication that the ground is no longer suitable for its original use when over 1,000 fans are in attendance.

In addition, the sale of alcohol will only put more pressure on these facilities as more and more drinks are consumed.



#### - The prevention of public nuisance.

The noise from the increasingly large crowds attending the matches is the biggest nuisance. In 2012 the average 1st team home match attendance was 55 (source NWCFL). This season, so far (excluding cup matches and friendlies), the average attendance is 770 which is a 14 fold increase. (source NWCFL) which includes attendances of 1,035 and 1,185. An attendance figure of 1,200 was recorded for a friendly match earlier in the season. It was reported as 1,200 because that is the maximum allowed for the ground. It may well have been more and that is a concern on the grounds of safety.

Continued growth at the current rate is not sustainable and not appropriate in the residential conservation area.

Our local councillors agreed and issued a written statement in reference to proposal 124335/JO/2019 which is just as relevant to the alcohol license application.

***“The club’s success and growth, in teams, fan-base and ambition, has led to increasing questions as to whether it has outgrown the current site in Chorltonville, where the club moved to in the mid to late 1990s.***

***The volume of noise, people and traffic on match days has become an increasing cause for complaints and concern by local residents, most notably the residents of Chorltonville who live close to the grounds and the roads approaching the grounds.”***

***Councillors : Matt Strong, John Hacking and Eve Holt, 1 September 2021.***

Fans bang on the sides of the metal stands causing nuisance noise and as more alcohol is consumed the louder and more raucous the chanting and banging becomes.

Please follow the link to see and hear how the stands are used as a drum disturbing local residents and their families.

### **- The protection of children from harm**

The noise from evening matches disturbs families adjacent to the ground. Young children are prevented from sleeping and will often have school the following day.

It's very difficult getting young children to sleep with 1,000 raucous, chanting football fans less than 30 metres away.

Likewise, older children studying for exams are greatly disturbed by the nuisance noise at weekends and in the evenings of weekday matches.

Consumption of alcohol by fans only serves to amplify and exacerbate the issues.

On match days the club has already been erecting temporary outdoor shelters under which alcohol has been sold and served external to the main club-house bar.

A good number of children attend the matches and there is no barrier to prevent them being in close proximity to the sale of alcohol which would not be the case in a public house. In my local pubs children are not allowed at the bar and not allowed on the premises at all after a certain time in the evening.

The club refers to itself as a "Community Club" but the opinions and the desire for peace & quiet by its nearest community, its neighbours, are never a consideration. One only has to refer back to see the number of objections received for all the club's previous planning applications to understand how their actions and continued expansion have upset residents and conflict with the founding principles upon which the historic Arts and Crafts, Chorltonville Garden Village, and Conservation Area was built.

As residents we rely on our public bodies to protect our mental and physical well-being so we ask that the rare and special features of the Garden village estate are safeguarded.

Over the last ten years there have been multiple breaches of planning conditions by the club which are well documented and reported.

Since the club acquired the ground in 1997 incremental planning changes over time have led to a significantly detrimental impact on local residents' well-being and quality of life.

Some dwellings along Meadow Bank are only 20m from pitch.

A quiet weekend in our gardens is now a rare occurrence which is especially a nuisance in the warmer months.

Residents of Meadow Bank and Brookburn Rd are routinely disturbed by noise and unwelcome traffic on match days in addition to all the other activities that now take place at the club on a daily basis.

Whilst most residents welcome the good work that the club does for youth teams we ask that the incremental and creeping expansion be far more strictly controlled in line with what is reasonable, appropriate, and acceptable in a suburban, residential estate and conservation area.

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Some Background.

As the club has provided some background in its letter it seems only fair and reasonable that the point of view of local residents is also heard.

In **2010** the club acquired planning approval for its floodlights but there was much concern throughout the estate with fears over their ambitions. Up until that point the ground had been used for lower league, low key, amateur football for local players, families, and children. There were no floodlights and the club existed since 1997, in the main, harmoniously with local residents and most supported its activities.

The introduction of floodlights was a step-change in the club's ambitions, making it possible for them to compete in the North West Counties Football League (NWCFL).

There was **overwhelming** opposition to the application (093164/FO/2010/S1) with **357** objections and a petition against the proposal containing **1,386** signatures. Unfortunately, despite the considerable opposition the application was somehow approved.

Previous to the 2010 application, in **2009**, agents of the same club had acquired the land known as Hardy Farm with the proposal to develop a large centre for football, not that dissimilar to the one that was planned for Turn Moss.

The application, 091081, received **929** objections from local residents, a further **298** objections after an amendment, and a petition against the proposal of **3,000** names.

Fast forward to the current day and the fears of unwelcome expansion from 2010 have now become a reality.

In 2012 the average 1st team home match attendance was 55 (source NWCFL). For last season, 21-22, the average attendance was 607 which is an eleven fold increase. (source NWCFL) :

Some attendance figures were : 1200, 940, 890, 874, 783, 742, 664, 569, 515, 506, 505.

As stated above, the average attendance so far this season is 770, which is a 14 fold increase. (source NWCFL)

For Brookburn Road and Claude Road there has been a significant increase in traffic, and parking has, at times, now become problematic on match days.

Chorltonville is, or was, a quiet, residential suburb of Manchester designed and built in the Arts & Crafts style on the founding principles of the garden village( c.1911) to promote healthy living, fresh air, **peace and quiet**, and to generally improve the overall well-being of residents. One of the main attractions, for most people, to live on the estate is the quiet, tree-lined roads. Further expansion of the club is leading to a rapid erosion of the quality of life experienced by residents of the estate, especially those living closest to the ground.

The title deeds of the houses on the estate contain covenants not to cause nuisance to others. The land owned by the club contains the same covenants but we see little evidence of any adherence to those principles.

The club is doing well but their vision needs to be sympathetic with, and respectful of, the immediate surrounding environment and neighbourhood which, at the risk of repeating myself, is a CONSERVATION AREA.

A large expanding football club is inappropriate and unsustainable in the suburban, residential, CONSERVATION AREA and will only lead to further conflict if it is allowed to continue with its future plans for growth.

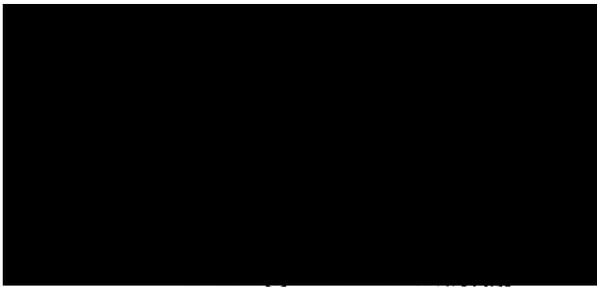
Please help use preserve and conserve the heritage and history of our garden village estate by refusing the application and thus limiting the club from doing more harm.

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Yours sincerely,



RES 24



9<sup>th</sup> November 2022

Licensing Unit,  
Level 1,  
Town Hall Extension  
Manchester,  
M2 5DB



Dear Inspectors,

**Ref. 281582/PW5: West Didsbury and Chorlton AFC Application**

I was disappointed, not to say shocked, to read that the WDCAFC had applied for a full alcohol license for their football ground facility. This field is part of the totally residential, 110-year-old, Chorltonville garden village estate in which some adjacent neighbours with very young children already complain about excessive noise and floodlights being used outside of council-approved hours. They claim to be a community football playing facility involving the participation of many very young players, which surely should not share facilities with premises having a 12.5 hour alcoholic license; this must provide a problem on the basis of **'Protecting children from risk'**. The application should also be rejected based on other potential infringements

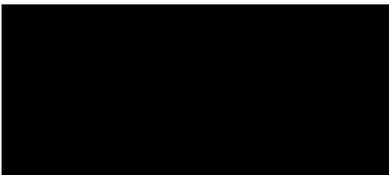
**Public safety.** The football field is accessed along narrow, privately maintained roads with many parked cars, through the Mersey Valley gate that is usually locked to prevent vehicular access to the Mersey floodplain meadows, then down a well-used, short, unlit bridle path with foot and bicycle tracks. On the corner of Brookburn Road and Claude Road is an infant school with controlled access for vehicles to be introduced for start and finish of school days. Added traffic is clearly a risk for both motorists and children.

**Prevention of public nuisance.** No football parking is feasible on the roads and the Club try to control this – but are not too assiduous regarding this matter. Damage has recently been reported by football traffic driving on grass verges causing significant damage. The club frequently extend the use of floodlights OUTSIDE of the agreed council hours and do not follow agreed procedures regarding the use of the tannoy. Residents already complain of finding public refuse in their gardens and waste bins (including bottles in paper bins) and this is before there is an official drinks license. Such behaviour could undoubtedly escalate in this quiet residential area if public house facilities are provided over such a long time EVERY day of the week. In any case, how would this application impinge on the current licensed businesses nearby, including well-established Public Houses and licensed retail shop facilities on Chorlton Green, Brookburn Road and Beech Road

Indeed, might this application require a 'change of use' Council classification? It is claimed that staff would be properly trained but who would supervise them on a day-to-day basis over the longer term. I expect the property could not be occupied so how secure would the facilities and stocks be?

Please inform me of the date and time of a licensing committee meeting.

Yours faithfully,



**RES25**

**From:** [REDACTED]

**Sent:** 11 November 2022 11:25

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

**Subject:** Objection to application 281582/PW5 - West Didsbury & Chorlton FC

Dear Sir/Madam,

I wish to object to the above application, in particular to the part of the application regarding the supply of alcohol for consumption both on and off the premises daily from 10:30 AM to 11:00pm.

As you will be aware the premises is very close to Brookburn Primary School, which is a Community Primary School with a strong commitment to encouraging its pupils to travel to school on foot (or by bike/scooter), and is a leading participant in the School Streets initiative lead by Manchester City Council. I cannot see that the supplying of alcohol from yet another premises a matter of metres from Brookburn School can be either sensible and desirable for the school or the School Streets initiative. The principal access route to and from West Didsbury & Chorlton FC passes Brookburn Primary School so with the proposed licensing hours starting at 10.30am on schooldays there is the prospect of people having been drinking for several hours coming into contact with primary aged school children leaving school on their way home. Some of these children may be unaccompanied as they may be preparing to become more independent as part of their preparation for moving on to secondary school.

I do not see that the supply of alcohol from 10.30am from the above premises is consistent with protecting children from harm. Indeed, it seems to us that the opposite is true and that it will increase the risk of harm to children. It is also my understanding that West Didsbury & Chorlton FC host a child care group which would be located in the same vicinity of the proposed licenced premises. Again, this would be detrimental to the safety and well being of any children present.

In relation to the prevention of public nuisance, the prevention of crime and disorder and the matter of public safety there are always going to be increased risks associated with alcohol consumption. It has to be the case that increased availability of alcohol is an encouragement to consume alcohol with the consequent likelihood that there will be some whose inhibitions will be reduced as a result of their alcohol consumption.

While I am aware that the remit of Manchester City Licensing Team relates to the issues identified above there are two more points I would wish to make:

1. As noted in the report of the Director of Public Health to the Manchester City Council Health Scrutiny Committee on 12/01/2022 alcohol dependency is higher in Manchester than the estimated national rate for England. There is no shortage of licensed premises in Chorlton and there can be no need for another, particularly in a residential area in close proximity to a primary school.
2. Once again there has been no consultation with the residents of Chorltonville in respect of this licensing application. The increased activity associated with West Didsbury & Chorlton FC is already causing problems for the local population in terms of (i) increased traffic, and the consequent pollution and danger to children and pets and wildlife, not to mention adding to the significant parking problems.

In conclusion I ask that the above application be rejected for all the reasons outlined above.

Yours faithfully

[REDACTED]

RES26

From: [REDACTED]

Sent: 13 November 2022 10:33

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

Subject: comments on licensing application 281582/PW5

Please see attached comments.



Chorltonville Owners' Committee

13<sup>th</sup> November 2022

Dear Madam/Sir

## Re: West Didsbury & Chorlton AFC

Application Type: Premises Licence (new)

Reference: 281582/PW5

I am writing on behalf of Chorltonville Owners Committee to comment on the above application. The comments below should not be taken to represent the views of all Chorltonville households, as there are probably diverse views on the application held by local residents. On being alerted to this application by local residents we sent brief details to all residents on our email distribution list. We did not encourage any views to be made to us either in support or in objection to the application. Since then we have had numerous contacts from residents who do not support the application and none from any that do support it.

It is a shame that the Football club did not see fit to talk to us about their application in advance of submitting it. The application clearly affects all local households, just as the matches and footfall arising from them affects the whole estate, and we have previously enjoyed a productive working relationship with the club on matters of mutual importance – usually involving concerns on parking and traffic management. Their decision not to engage with us means we are at a loss as to why the application is felt to be necessary and encourages speculation about the frequency with which the licence may be used, and the numbers of people the club aim to attract to consume alcohol at any time between 10:30 am and 11pm 7 days a week.

The Committee holds a number of concerns about this proposal as follows:

### **Public nuisance:**

*Litter.* We pay for litter collection around the estate. Our litter picker advises us that after matches Brookburn Rd & West Meade have substantially more litter than on non-match weeks. The bridle path to the Meadows often has discarded bottles and cans, and we have had reports of similar left on kerbs and behind residents' hedges, along with a report of beer cans being placed in the blue wheelie bins left out on Tuesday evening. We anticipate increases in litter if the club extends its opening hours beyond match days.

*Noise.* The noise levels on match days are already high, causing some local residents annoyance and loss of amenity – for example not wanting to use their gardens because it is so noisy. When match visitors are leaving after a game there are noticeably higher noise levels long the streets. We think that if this licence is granted it is likely that we will see higher numbers of people leaving the premises through Chorltonville roads on foot, either to return to their cars or walk home, and given our experience to date this is likely to lead to increased noise. As set out at the beginning of this submission, we have not been made aware of what plans the club has if the licence is granted. However it is entirely possible that the club would wish to host audiences for screened premiership or world cup matches for example, which are again likely to result in increased noise levels, including sometimes quite early in the day.

*Antisocial behaviour.* We have been alerted to incidents of urinating by match attendees next to cars and gardens. Obviously this kind of behaviour is outside the control of the club, and we are worried that increased numbers of visitors may exacerbate the problem.

*Parking.* We anticipate that granting this licence will result in more people wanting to park close to the club premises. We already have significant problems arising from visitors to the club parking on Chorltonville private roads, which are owned and maintained by Chorltonville residents. Despite a proactive position on this issue being taken by the club in response to our requests the parking problems are getting steadily worse as the number of games and attendees increases. We now have cars parked several hundred yards from the pitch across multiple Chorltonville roads, with regular complaints coming to us about access to driveways and anti-social behaviour (see above) on match days. Often visitors park partially on the verges, causing damage in wet weather for which Chorltonville residents then bear the cost of repair. If the club was to direct that all those attending should use the large club car park at the end of Hardy Lane as we have previously requested we believe this problem would be substantially reduced, however the club has declined to do so leading to the current position which is a problem. We believe that an increase in numbers of attendees at the club is likely to exacerbate an existing problem.

## **Health and Safety**

*Emergency vehicle access.* Chorltonville roads are not wide. If there are cars parked down 1 side of our roads then large vehicles can access them safely, and this is widely understood and observed by local residents. Visitors understandably will not recognise the implications of parking on either side of the road. Consequently the more visitors parking in Chorltonville roads, where the driver is not visiting a resident, the more risk there is of cars parked on either side of the road restricting access to large vehicles. The H&S implication is particularly relevant to fire engines, but there is a similar impact on large delivery vehicles if we see increased parking during the daytime/evening hours referenced in the licencing application.

*Numbers.* Most pubs are limited in terms of numbers of visitors by the size of the premises. In this case, the premises are large enough to accommodate several hundred visitors. We are worried about the implications arising from supplying alcohol to such large numbers of visitors effectively in the middle of a residential area.

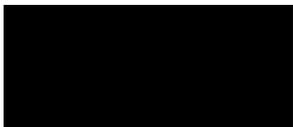
## **Alcohol on and off sales**

*Opening hours.* The proposed opening hours are extensive. We aren't sure what opening hours the local pubs currently have but most of them are not open at 10:30 am. We don't think its right to encourage alcohol consumption from this time, especially given the proximity to a primary school (about 200m away) and that the club operate a childcare facility from the same premises as those subject to the licence application. We also believe that the area is already well served by licenced premises and that the granting of this licence would be likely to have a detrimental impact on existing surrounding businesses such as the Bowling Green, the Horse and Jockey and Jackson's Boat, all of which provide a valued community resource.

*Off sales.* The issues listed above are likely to be exacerbated by a licence that permits off sales, and again the area is already well served by premises with an off-licence.

*Covenant.* We are aware that a covenant affecting part of the club grounds exists that prohibits the sale of alcohol. The application does not reference this or how it will be complied with in the event the application is successful.

In summary the Committee has multiple concerns arising from this application and is unaware of any reasons to support it. The club already has a licence to serve alcohol at match events and we feel there is no good case to be made for extending beyond that.



**RES27**

**From:** [REDACTED]  
**Sent:** 13 November 2022 10:56  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Objection to Chorlton and W Didsbury licensing application

Dear Licensing Committee

I object to this application on the following basis:

- The area is already very well served by licensed premises, we do not need another one. Those licenced premises that already exist have had a very hard few years as a result of pandemic and now cost of living squeeze. It isn't a good idea to introduce even more pressure by granting another, unnecessary licence locally.
- Many of those established licenced premises provide excellent community facilities – eg use of space at the Bowling Green for the recent Schools Streets discussions, use of the H&J at Christmas lights switch-on etc. C&WDFC provide facilities for members not the local community, as evidenced by the fact that they have made literally no attempt to engage the local community on the benefits of their application. Loss of business as a result of increased competition threatens this community activity.
- Unlike every other licenced premises in Chorlton the football club premises are enormous – they can hold several hundred people easily. If the licence is granted the club will probably run promotional events to attract a lot of business – after all, why else would they want to extend their licence? There is a real risk of literally hundreds of people walking and driving into / out of Brookburn road on a frequent basis. The resultant noise, litter, parking, and alcohol related behaviour will impact local amenity and quality of life for local residents.
- There is a school within 200m of the club. The club also runs a creche / childcare facility. I cant see how the all day sale of alcohol on and off premises is consistent with education for young children and childcare facilities.
- The club will probably want to live screen premierships and world cup matches, with alcohol served. Some of these are quite early in the day. The increased noise levels as a result are simply not fair on local residents.
- The club owns a large area of land at the end of Hardy Lane, well away from any residential area. They could apply for a licence there without any of the above impacts.
- Finally I suspect this application represents a negotiating position on the part of the club. Can I request please that the Committee does not agree to enter into any negotiated position around licensing at the hearing? I am aware there are many people locally who are opposed to any increase in licensing permissions above what is already in place, and therefore I feel that any revised application should be made afresh, with appropriate notice given.

Many thanks

[REDACTED]

RES28

**From:** [REDACTED]  
**Sent:** 13 November 2022 13:23  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Cc:** jeff.smith.mp@parliament.uk <jeff.smith.mp@parliament.uk>  
**Subject:** Licence Application Objection and Opposition

Dear Manchester City Licensing Team,

**Re. Premises Licence (new)**  
**West Didsbury & Chorlton AFC, Brookburn Road, M21 8FF**  
**Reference: 281582/PW5**

We wish to object most strongly to the above licence application, in particular to the part of the application regarding the supply of alcohol for consumption both on and off the premises **every day from 10.30 in the morning until 11 in the evening.**

This football ground is situated in a conservation area and, consequently, should never have been given permission to expand or develop in the way that it has. This application for allowing the consumption of alcohol next to homes and a primary school is, quite frankly, unfathomable and ridiculous. Consequently we object to the licence on the following grounds:

**The protection of children from harm:**

The football club premises is near to Brookburn Primary School, which is a Community Primary School with a strong commitment to encouraging its pupils to travel to and from school on foot. We cannot see that the supplying of alcohol from a premises so close to the school can be either sensible or desirable. The principal access route to and from West Didsbury & Chorlton FC passes Brookburn Primary School, so with the proposed licensing hours starting at 10.30am on school days there is the very real prospect of people having been drinking for several hours coming into contact with primary aged school children leaving school on their way home. We do not see that the supply of alcohol from 10.30am from the above premises is consistent with protecting children from harm. Indeed, it seems to us that the opposite is true and that it will increase the risk of harm to children.

**The prevention of public nuisance and crime and disorder:**

In relation to the prevention of public nuisance, the prevention of crime and disorder and the matter of public safety there are always going to be increased risks associated with alcohol consumption. It's inevitable that noise will increase, that the conservation area and surrounding streets will be littered – some homeowners are already picking up cans and bottles – and that private areas will be used as a public toilet, as was a regular occurrence in the private streets around Maine Road, which is one of the reasons the club was moved to a new home. As a woman I wouldn't want to encounter drunken fans wandering around Chorltonville, nor would I feel confident challenging any for the inevitable antisocial behaviour that alcohol brings with it.

With regards to this specific application I was also appalled to note that '**one of the Manchester City licensing team, on visiting the ground, recommended they apply for a premises licence**'. Who? Why? And to what end? This recommendation was made without any consideration for the homeowners in this area and I'm absolutely furious that Manchester City licensing team are so blasé about the needs of their Chorlton residents.

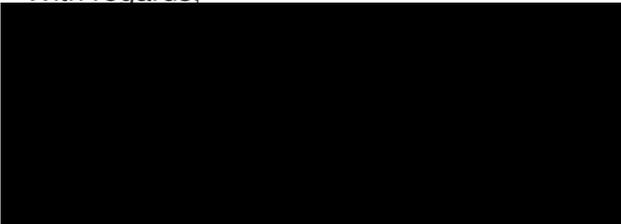
**In addition/conclusion:**

- As noted in the report of the Director of Public Health to the Manchester City Council Health Scrutiny Committee on 12/01/2022 alcohol dependency is higher in Manchester than the estimated national rate for England;
- There is no shortage of licensed premises in Chorlton and there can be no need for another, particularly in a residential area in close proximity to a primary school;

- Once again there has been no consultation with the residents of Chorltonville in respect of this licensing application. The increased activity associated with West Didsbury & Chorlton FC is already causing problems for the local population in terms of (i) increased traffic, and the consequent pollution and danger to children, pets and wildlife, not to mention adding to the significant parking problems and corresponding damage to the grass verges and (ii) noise and the consequent loss of amenity to those who live adjacent to the football club.
- You don't need alcohol to be able to play football and enjoy football. If fans and players want to celebrate, they can walk a couple of hundred yards to the Bowling Green pub, The Trevor Arms, or The Horse and Jockey pub;
- Regardless of what the club promises you about restricting licencing hours and alcohol consumption, they have broken every promise since they arrived so any assurances they make are utterly meaningless;
- If the club want better facilities, I implore Manchester City Council to move them to the ready-made facilities at Hough End, away from families who just want the peace and quiet of living in a nice area.

In conclusion we ask that the above application be rejected for all the reasons outlined above, and because it's the right thing to do.

With regards,



**RES29**

**From:** [REDACTED]

**Sent:** 13 November 2022 13:25

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

**Subject:** Application Type: Premises Licence (new) Reference: 281582/PW5 - Objection

Dear Sir/Madam,

I am writing to inform you that I wish to object to the application by West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF.

Applicant: West Didsbury & Chorlton FC Ltd

My objections are based on the following concerns:

**1. The prevention of crime and disorder**

We are concerned that if granted, we will experience an increase in littering:

- As a long standing resident of Chorltonville (ville) which has enjoyed a conservation status for many year, I have already seen an increase littering to the local area as a result of individuals transiting through the ville to access the meadows. The littering we have observed does not just affect the public highway, but disappointingly and to great annoyance, we have on numerous occasions found litter in our gardens. My family as do many other residents, take great pride in their gardens to have individuals place their rubbish in the gardens is deeply upsetting.

We are concerned that if granted, we will experience or be exposed to more racial abuse:

- My family have experienced racial abuse from individuals who have attended and were leaving the West Didsbury & Chorlton AFC. On one occasion this was directed to my elderly mother who was tending her garden. For many weeks afterwards, she felt intimidated and threatened and felt that she could no longer tend to her garden alone (a place she has up till that point always considered her haven). She was so afraid of reprisal and repeated or escalated abuse that she did not report the matter to anyone else in her family for several days and when she did, she asked that we did not report the matter to the AFC, to Chorltonville Committee or to the police. The family felt this was such a serious matter that we did report the matter to the Committee who in turn discussed the matter with the AFC. This matter can be evidenced if required.

We are concerned that if granted, there will be continued incidents of individuals urinating in public:

- Unfortunately, both a family member and a visitor to my address have witnessed on a couple of occasions individuals urinating up against trees as they transit through the ville. This is clearly unsanitary and shocking behaviour. Not least very concerning that in order to do this, the individuals would first need to expose themselves in public.

We are concerned that if granted, there will be continued incidents of demonstrating anti social behaviour:

- Almost every occasion when an event is held by AFC, there is an element of antisocial behaviour where groups of people and sometime young males gather outside of my property 'socialising'. This is intimidating for the family especially as we do not know their intentions and we have had our vehicles which are packed in front of our home damaged on numerous occasions. These matters have been captured on video and reported to the police in the past. There is also an increased noise nuisance associated with these gatherings. We have never chosen to 'confront' the groups to ask them to move on for fear of reprisal if we do.

**2. Public Safety**

We are concerned that if granted, there will be continued incidents of increased and inconsiderate parking:

- During the AFC events, it cannot go unnoticed that there are increased levels of vehicles being parked in the ville. It is also noticed and reported on numerous occasions to the AFC that individuals are inconsiderate when parking their vehicles and park on the grass verge damaging the verge (which the residents pay to maintain), they park on corners making it difficult for approaching traffic to see oncoming vehicles, bicycles or pedestrians and they park in front of gated drives resulting in restricting my access or delaying my exit from my home.
- The Chorltonville Committee have tried to address this issue already with little success.
- I have witnessed numerous occasions (as I know other residents have) where people, some of which are parents delivering their children to Brookburn school have had near miss collisions when trying to cross the roads in the area.
- During the times of increased traffic, there is an inevitable increase in the air pollution. My mother is asthmatic and also suffers from chronic respiratory condition. This is a major health concern should the application be granted.
- Another concerning point is that due to the increased traffic and inconsiderate parking, we are concerned that this restricts access to properties for the emergency services. Personally, we have had experiences where the ambulance service was called to our home and their vehicle was unable to park close by the address which meant they needed to transport my stretcher bearing my father for what we believe was an unacceptable distance.

### **3. Prevention of Public Nuisance**

We are concerned that if granted, there will be continued incidents of noise nuisance, increased traffic and antisocial behaviour:

- I have already mentioned above about the inconsiderate parking across my drive stopping from getting off my drive and leaving my address sometimes to attend medical appointments with my medically frail parents.
- I have already also mentioned the inconsiderate parking of individuals attending the AFC events some of whom park on the kerb/grass verge and causing damage them.
- We are concerned that the AFC could hold larger social functions which would incur coach travel to transport large groups. I have evidence of a coach trying to manoeuvre the narrow roads of the ville in order to turn around and exit from where it came after having dropped off its passengers. This cause tailbacks in both directions and thank fully there were no emergency vehicles needing to access the ville at that time.
- In addition to this, we already experience daytime and night time noise when supporters arrive and leave AFC events due the number of already licensed public houses that exist close by such as the Bowling Green, the Horse & Jockey and other numerous licenced venues on Beech Rd. Granting the application for AFC is in my view unnecessary and adding another licenced premises in the vicinity will just add to the level of nuisance the residence already experience.
- The level of nuisance experienced by the residents is already at a level that some find stressful and granting the licence will without questions add to this level of stress.
- There are already multiple incidents each year where illegal gathering of individuals in the meadows occur which result in significant littering and in clearing the litter, it is clearly evidence that drug use is associated with the gatherings Granting the licence to the AFC, fuels this anti-social behaviour.

### **4. Protection of Children from harm**

We are concerned that if granted, there will be increased risk to children:

- The application requests the licence for the supply of alcohol for consumption both on and off the premises: Mon to Sun 10.30am to 11pm. The local area already sees an increase in traffic due to

the local school on Brookburn Road during the 'school run'. Given the proposed licencing hours, then AFC functions could be in operation during the school run times when children are being collected from school or an after school event. This also increases the risk of public nuisance.

- Increasing the congestion in the area serves to increase the air pollution, which risks damaging the health of children attending the local school.

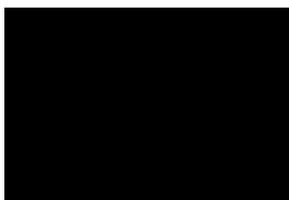
My family have lived in Chorltonville for almost 50 years and we enjoy the conservation status of the ville. As a reminder, 'a conservation area exists to manage and protect the special architectural and historic interest of a place – it is the features that make it unique' – taken from Historic England.

In my view, granting the application for a licence rather than conserving what makes Chorltonville unique, actually changes it for the worse. We have already seen an erosion of the peaceful, rural feeling, close-nit, friendly community of Chorltonville into an area where traffic congestion, resident intimidation and abuse and antisocial behaviour is on the rise.

I would graciously ask that you take note of the objections above and refuse this licence request.

Please feel free to contact me regards the above if necessary

Yours Faithfully.



**RES30**

**From:** [REDACTED]

**Sent:** 13 November 2022 13:32

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

**Subject:** License Application 281582/PW5 West Didsbury & Chorlton Football Club

Dear Sirs,

Reference: 281582/PW5

Premises: West Didsbury & Chorlton AFC, Brookburn Road, Manchester.

I object to the above listed application on a number of issues;

1 The club is situated adjacent to, Chorltonville Residential Conservation area and the Mersey River Valley. Also the area is designated green belt and applications for additional commercial enterprises should be reviewed appropriately and perhaps subject to a full planning application process.

2 Child Protection; the club itself states that it hosts activities for young people from primary school age upwards. An addition of alcohol sales particularly for the hours proposed would seem to be a potential safeguarding risk which should be avoided.

3. The information given in the application is limited and does not provide enough detail of the application and the proposed operation of the proposed hospitality venue.

4. There are existing issues around access, parking and crowd noise on home match days, causing inconvenience, nuisance and damage to local property. To risk exacerbating these by adding access to alcohol on site (every day) seems unwise.

5. There are six existing licensed bars/pubs within half a mile of the proposed venue. There can be no sensible reason to add more.

6. I understand there are existing covenants on the land deeds preventing the sale of alcohol.

7. Access is limited to the site and is already a source of risk on home match days. The access is via a private road leading to an un-made narrow rough track/bridleway which is also access to the Mersey Valley. On non-match days the pathway is restricted to pedestrian and cycle access only by a gateway at the end of Brookburn Road. This in turn reduces un-authorized all terrain vehicles and motorbikes entering the Mersey Valley at this point. Also many children attending Brookburn School use this pathway travelling to and from school each day. Additional traffic on this "track" represents a risk at the end of the school day. A bar/public house will presumably require access for service and delivery vehicles, for which the current pathway is totally unsuitable.

Please keep me updated on the application process.

Yours faithfully

[REDACTED]

**RES31**

**From:** [REDACTED]

**Sent:** 13 November 2022 14:33

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

**Subject:** West Didsbury & Chorlton AFC. Premises License. reference: 281582/PWS

Dear Sir/Madam

I am writing as a resident of Chorltonville and also a [REDACTED]  
My comments on this application are as follows:

The Prevention of Crime and Disorder

The opening of what would be in fact a new public house and off-license in Chorltonville on the land directly behind many houses would encourage people who do not normally come into Chorltonville, there being no shops or businesses in the estate, to pass through and wander around. This would most likely mean that the crime problems which we have already ie theft of and from cars and burglaries and attempted burglaries are very likely to increase especially with alcohol involved available up to 11pm at night.

The Prevention of Public Nuisance.

Chorltonville roads are narrow and can take parking only on one side of the road in order to allow emergency and delivery vehicles to pass. Visitors do not comply with this and we already have considerable parking problems on match days and weekday mornings and afternoons when Brookburn school starts and finishes each day. The equivalent of a pub/off-license will make this much worse as there just is no room to park. We also have a litter problem on match days. This would become 7 days a week if this license is granted. House owners in Chorltonville pay for litter collection plus all road, footpath and verge repairs and should not have to pay more for something out of their control.

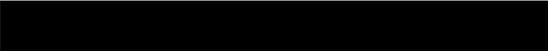
The Protection of Children from Harm.

Brookburn Primary School is approximately 200m from the entrance to the football ground. An all day, 7 day a week licensed premises including off-license means that there will be many more people passing the school with the noise and disorder associated with excess drinking disrupting "going home time" and after school activities at the very least. Excess traffic will also cause another danger to the children from a school which is trying to increase their safety by excluding traffic at certain times of the day.

Yours Sincerely

[REDACTED]

**RES32**

**From** 

**Sent:** 13 November 2022 14:54

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

**Subject:** Reference: 281582/PW5

I write to object to this application.

Events at this venue disturb us. People have been seen urinating in our road on several occasions. The parking down our road makes it dangerous as the road is narrow, cars attending the venue double park. They park over and up peoples private driveways.

There in noise and light pollution and is generally antisocial. As residents of Chorwe pay an annual levy to maintain the roads and grass verges and these are damaged by people using this venue



**RES33**

**From** [REDACTED]

**Sent:** 13 November 2022 15:04

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

**Subject:** Premises Licence. Ref 281582/PW5

Dear Council Members,

My name is [REDACTED]

I am writing to express my concerns about the premises application that has been made by West Didsbury and Chorlton FC.

I would like to state that I support this team and feel it should be supported locally, which it generally is.

I was quite concerned to see that the application was placed on the gates of the ground, quite tucked away. Their other building application is right at the access to the ground and very visible for residents and walkers. It appears that they are shamefully trying to hide this application.

I wish to oppose this application on the ground of public nuisance. The club already has a license. I am concerned about the proposal for the extension of the hours. We are all aware of the noise and nuisance often created by groups of people who have consumed a considerable amount of alcohol. The application is for alcohol both on and off the premises. I am concerned as the club is in a residential area and this is the main access to the ground. The increase sale of alcohol will add to the noise and probably rubbish left around the streets. There may well be an increase in the number of people coming to the club to make use of extensive opening hours which will make it harder for the club to control. I would query why the club needs to make this application and I strongly oppose it.

Kind Regards

[REDACTED]

**RES34**

**From** [REDACTED]

**Sent:** 13 November 2022 16:34

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

**Subject:** West Didsbury & Chorlton AFC - Reference: 281582/PW5

I am writing to you in response of the application to extend licencing hours of the West Didsbury & Chorlton FC

As a local resident on [REDACTED] I am not in support of the application .

I understand the Club has a licence on match day and i see no reason why this should be extended based on the extensive local licenced premises available .

We are already experiencing several issues in surrounding areas based on the increase of the support of the club such as increased **noise** and **anti social behaviour, parking issues** blocking roads for vehicles and increased litter. This is currently just bearable as it is only on match days ,but i fear that a licenced premises everyday and from 10.30am till 11pm daily will increase it to a nuisance level that is unacceptable in a residential area and a primary school and a local recreation and walking area for so many local residents.

From **health and safety** standpoint any increase in parking on roads will be means they will become frequently blocked to emergency vehicles and fire service etc. We already experience this daily on Claude road when people double park where the road is not wide enough and it is especially an issue on match day when we recently experienced a neighbour needing an ambulance that could not get through .

Most licenced premises are limited by size to how many people it can accommodate in the case of the football club this could be several hundred people everyday till 11pm which will significantly increase , noise , anti social behaviour and litter etc.

Based on the above issues i **donot** support the application and i hope it is not granted.

Yours sincerely  
[REDACTED]

**RES35**

**From:** [REDACTED]

**Sent:** 13 November 2022 16:39

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

**Subject:** Reference: 281582/PW5

Dear Sir/Madam

Reference: 281582/PW5

I am the home owner and resident at [REDACTED]  
Chorlton & West Didsbury Football Club.

I have concerns and queries regarding this licence application that are not addressed in the details of the application.

Firstly, I know the club currently have a licence and alcohol is sold at matches on Tuesday evenings and the weekend. What days and times does their current licence cover? How much of an extension to their current licence is this new licence?

I enjoy living close to the club and I've never had as much of an issue as other residents with noise etc. However I'm a bit perplexed as to why the club would need a licence for example on weekdays starting at 10.30am? Surely weekday evenings and weekends are enough (and from what I can tell already covered by their current licence)?

I think in order to grant this application there needs to be scrutiny as to why they deem their current licensing agreement as insufficient and if so, why? What are their plans? And why isn't this detailed in the application?

With regards

[REDACTED]

**RES36**

**From:** [REDACTED]  
**Sent:** 13 November 2022 16:44  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Licensing

Please find enclosed comments and objections set out by the Chorltonville Owners Committee. I wholly endorse the objections made and object strongly to the proposal. I find no merit in the application with regard to the wider community. I can confirm that I live at [REDACTED]

Dear Madam/Sir

Re: West Didsbury & Chorlton AFC

Application Type: Premises Licence (new)

Reference: 281582/PW5

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It is a shame that the Football club did not see fit to talk to us about their application in advance of submitting it. The application clearly affects all local households, just as the matches and footfall arising from them affects the whole estate, and we have previously enjoyed a productive working relationship with the club on matters of mutual importance – usually involving concerns on parking and traffic management. Their decision not to engage with us means we are at a loss as to why the application is felt to be necessary and encourages speculation about the frequency with which the licence may be used, and the numbers of people the club aim to attract to consume alcohol at any time between 10:30 am and 11pm 7 days a week.

The Committee holds a number of concerns about this proposal as follows:

Public nuisance:

Litter. We pay for litter collection around the estate. Our litter picker advises us that after matches Brookburn Rd & West Meade have substantially more litter than on non-match weeks. The bridle path to the Meadows often has discarded bottles and cans, and we have had reports of similar left on kerbs and behind residents' hedges, along with a report of beer cans being placed in the blue wheelie bins left out on Tuesday evening. We anticipate increases in litter if the club extends its opening hours beyond match days.

Noise. The noise levels on match days are already high, causing some local residents annoyance and loss of amenity – for example not wanting to use their gardens because it is so noisy. When match visitors are leaving after a game there are noticeably higher noise levels long the streets. We think that if this licence is granted it is likely that we will see higher numbers of people leaving the premises through Chorltonville roads on foot, either to return to their cars or walk home, and given our experience to date this is likely to lead to increased noise. As set out at the beginning of this submission, we have not been made aware of what plans the club has if the licence is granted. However it is entirely possible that the club would wish to host audiences for screened premierships

or world cup matches for example, which are again likely to result in increased noise levels, including sometimes quite early in the day.

Antisocial behaviour. We have been alerted to incidents of urinating by match attendees next to cars and gardens. Obviously this kind of behaviour is outside the control of the club, and we are worried that increased numbers of visitors may exacerbate the problem.

Parking. We anticipate that granting this licence will result in more people wanting to park close to the club premises. We already have significant problems arising from visitors to the club parking on Chorltonville private roads, which are owned and maintained by Chorltonville residents. Despite a proactive position on this issue being taken by the club in response to our requests the parking problems are getting steadily worse as the number of games and attendees increases. We now have cars parked several hundred yards from the pitch across multiple Chorltonville roads, with regular complaints coming to us about access to driveways and anti-social behaviour (see above) on match days. Often visitors park partially on the verges, causing damage in wet weather for which Chorltonville residents then bear the cost of repair. If the club was to direct that all those attending should use the large club car park at the end of Hardy Lane as we have previously requested we believe this problem would be substantially reduced, however the club has declined to do so leading to the current position which is a problem. We believe that an increase in numbers of attendees at the club is likely to exacerbate an existing problem.

#### Health and Safety

Emergency vehicle access. Chorltonville roads are not wide. If there are cars parked down 1 side of our roads then large vehicles can access them safely, and this is widely understood and observed by local residents. Visitors understandably will not recognise the implications of parking on either side of the road. Consequently the more visitors parking in Chorltonville roads, where the driver is not visiting a resident, the more risk there is of cars parked on either side of the road restricting access to large vehicles. The H&S implication is particularly relevant to fire engines, but there is a similar impact on large delivery vehicles if we see increased parking during the daytime/evening hours referenced in the licencing application.

Numbers. Most pubs are limited in terms of numbers of visitors by the size of the premises. In this case, the premises are large enough to accommodate several hundred visitors. We are worried about the implications arising from supplying alcohol to such large numbers of visitors effectively in the middle of a residential area.

#### Alcohol on and off sales

Opening hours. The proposed opening hours are extensive. We aren't sure what opening hours the local pubs currently have but most of them are not open at 10:30 am. We don't think its right to encourage alcohol consumption from this time, especially given the proximity to a primary school (about 200m away) and that the club operate a childcare facility from the same premises as those subject to the licence application. We also believe that the area is already well served by licenced premises and that the granting of this licence would be likely to have a detrimental impact on existing surrounding businesses such as the Bowling Green, the Horse and Jockey and Jackson's Boat, all of which provide a valued community resource.

Off sales. The issues listed above are likely to be exacerbated by a licence that permits off sales, and again the area is already well served by premises with an off-licence.

Covenant. We are aware that a covenant affecting part of the club grounds exists that prohibits the sale of alcohol. The application does not reference this or how it will be complied with in the event the application is successful.

In summary the Committee has multiple concerns arising from this application and is unaware of any reasons to support it. The club already has a licence to serve alcohol at match events and we feel there is no good case to be made for extending beyond that.



**RES37**

**From:** [REDACTED]

**Sent:** 13 November 2022 17:37

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

**Subject:** Reference: 281582/PW5

To Whom It May Concern:

**Re: alcohol license proposed at children's childcare setting**

I object to the alcohol license proposal made by West Didsbury and Chorlton Football Club on the following grounds:

1. The proposal is the opposite of what has been set out by the mayor's team as a drug and alcohol strategy for the city: <https://www.greatermanchester-ca.gov.uk/media/2507/greater-manchester-drug-and-alcohol-strategy.pdf>
2. The venue is used as a before and after school club for children between the age of 5-11. It wouldn't be pleasant or safe for them to be mixing with people who are consuming alcohol at the same time.
3. As well as being an afterschool childcare setting, the venue also organises football lessons for children. These children would benefit from a sporty environment and positive role models. It's not safe (or pleasant) for them to be going to an all day drinking venue for their lessons where they'll be surrounded by all day drinkers. We need to level up our communities – children who can afford private education don't go to all day drinking venues for their sports tuition.

Regards,

[REDACTED]

**RES38**

**From:** webfeedback@manchester.gov.uk <webfeedback@manchester.gov.uk>  
**Sent:** 13 November 2022 18:23  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Make representation to a licensing or gambling application

**Question**

**Response**

*First name:*

*Last name:*

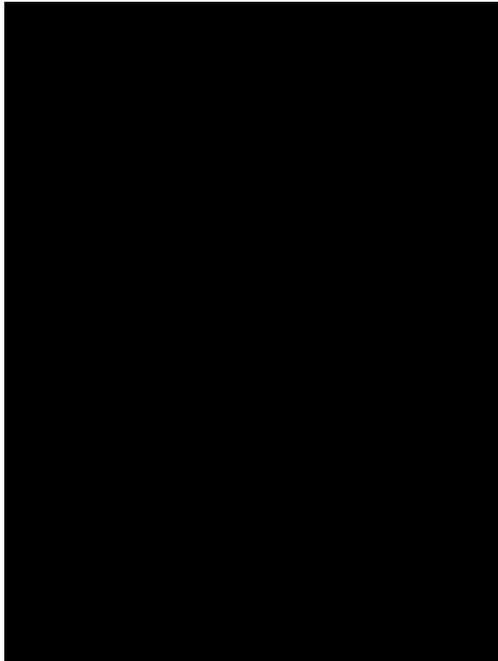
*Building number or name:*

*Street:*

*Area:*

*Postcode:*

*Email :*



*Application reference number:* 281582/PW5

*Premises name (if known) and full address this representation relates to:* West Didsbury and Chorlton AFC

*Which of the licensing objectives are relevant to your comments on this application: :* Public safety

*Which of the licensing objectives are relevant to your comments on this application: :* The prevention of public nuisance

*Which of the licensing objectives are relevant to your comments on this application: :* The protection of children from harm

## Question

## Response

Dear Sir/Madam  
Re: West Didsbury and Chorlton AFC  
Application Type: Premises License (new)  
Reference: 281582/PW5

I am objecting to the license application on the following grounds:

Public nuisance

Litter- living close to the main access route to the ground and with significantly increased numbers of supporters attending matches we find that our garden and street is covered with increased litter, cans and bottles. Increased fixtures and numbers of supporters will in my opinion increase this problem.

Parking-

Claude Road is a narrow and congested street ordinarily- congestion levels increase on match days and restrictions on parking nearer the ground have increased the number of cars trying to park on Claude Rd and other streets – it is not uncommon for us to need to park some distance from our home.

Damage to cars

Parking on both sides of the road has increased when matches are being played resulting in damage to parked cars.

Damage to kerbs and grass verges

Chorltonville residents pay for the upkeep of the estate through an annual levy. Increased numbers of cars parking in the Ville has resulted in damage to grass verges- and kerbs with on kerb and grass parking.

Noise

There has been a significant increase in the level of noise on match days

Noticeable has been shouting, singing and banging on the stands- I am not sure if the club currently has an alcohol license but I am concerned that increased match attendances and lengthy opening times for the sale of alcohol could increase the level of noise considerably and the length of time the noise is evident.

The level of noise at some games has disrupted our time in our garden and I would not want this to increase.

Health and Safety

Emergency vehicle access

Chorltonville roads are narrow- and double parking on match days will reduce access for emergency vehicles-

This also applies to delivery vehicles.

Numbers/location and alternative options for supporters wanting an alcoholic drink

The club is located in a residential area with access via narrow roads and bridleways.

The license is for a significant portion of the week- with no information about why this is required and plans for use.

I am concerned about the venue becoming a destination for match days but also outside of match days- will numbers be limited?

In very close proximity to the ground there are a significant number of licensed venues- 5 pubs plus bars and restaurants- which do not have the length opening hours applied for by the club

Brookburn School/children's facilities within the club

Licensed premises with such lengthy opening times seem at odds with the club's support and provision for children's activities, it doesn't sit with an inclusive approach to sport- potentially excluding people for whom alcohol and alcohol premises are not acceptable on the grounds of faith.

*Please state your comments on this application :*

**RES39**

**From:** [REDACTED]

**Sent:** 13 November 2022 18:51

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

**Subject:** 281582/PW5

**West Didsbury & Chorlton AFC**

Application Type: Premises Licence (new)

Reference: 281582/PW5

Premises: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

Applicant: West Didsbury & Chorlton FC Ltd

As a local resident I object to this application.

This football club appears to present itself as a small local facility when it suits its purpose, and at other times as a large and popular venue again when it suits its purpose. The presence of this club is already a problem for local residents in relation to noise, floodlights and public nuisance from the number of people , walking and driving to and from matches late at night and under the influence of alcohol. I have experienced this on a number of occasions.

In relation to safeguarding, I cannot understand why this club needs to be able to serve alcohol from morning to night, seven days a week. It is very close to Brookburn Primary School and to a residential area.

It is clear that this club intends to increase its scale of activity and the numbers of people attending matches and events. The location of the premises is totally unsuitable. There is a reason why Manchester City and Manchester United's grounds are located away from residential areas. And the public houses which serve those facilities operate very limited opening hours.

I ask the local authority to refuse or severely limit an alcohol licence for these premises.

--  
[REDACTED]

**RES40**

**From:** [REDACTED]

**Sent:** 13 November 2022 19:52

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

**Subject:** West Didsbury and Chorlton Football Club alcohol licence application.

As local residents we strongly object to this application.

The football club is an inappropriate location for premises potentially serving alcohol all day every day. There are already four public houses, and several bars at Chorlton Green and along Beech Road, so another one is totally unnecessary.

The football club claims to be a community club for all age groups, so why do they need an alcohol licence when children will be playing football?

Granting of the licence will undoubtedly lead to an increase in anti social noise and littering, and anti social parking on narrow residential roads, which unfortunately as residents we already witness. There will also be extra traffic on an unlit narrow bridal path, used by walkers and cyclists.

Direct access to the football club is along Brookburn Road directly past Brookburn Primary School. This school is participating in a safer roads scheme, supported by Manchester City Council, to reduce vehicles driving past the school. So why support an alcohol licence which will undoubtedly lead to an increase in traffic at all times?



**RES41**

**From:** [REDACTED]

**Sent:** 13 November 2022 20:02

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

**Subject:** Ref 281582/PW5 West Didsbury and Chorlton AFC

Dear sir,

I am writing with concern over the request to significantly increase the licensing hours at the above premises.

[REDACTED] and we are currently happy with the existing arrangement of the bar opening on the days where home games are being played at the club.

I do not understand the reason or the need to increase hours beyond the existing arrangement. There are currently four public houses and a bar within easy reach of the ground, therefore, this seems to be complete overkill to introduce another drinking venue so close to the others.

I would like, firstly, to question the need for this and what benefit it would be to the local community and, secondly, what thought has been given to how the additional noise of people and vehicles entering and leaving the premises can be controlled. Not to mention dealing the additional rubbish thrown around the streets which is becoming a feature of matchdays.

Yours faithfully

[REDACTED]

Sent from my iPad

**RES42**

**From:** [REDACTED]

**Sent:** 13 November 2022 20:39

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

**Subject:** West Didsbury and Chorlton FC 281582/PW5

Hello,

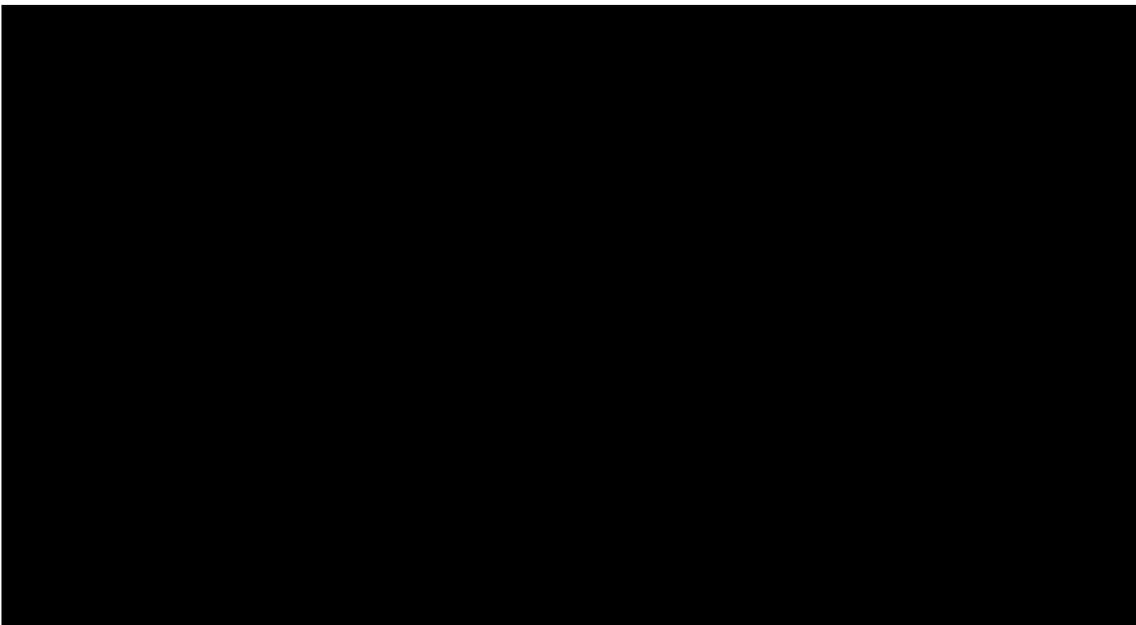
I am writing to object to the application of a new premises license permitting the supply of alcohol outside of match days.

I believe that encouraging further consumption of alcohol in what is the immediate vicinity of a quiet residential area with a strong demographic of younger families and older residents adds unnecessary risk of disorderly and/or criminal behaviour. Access to and from the football ground cuts directly through this residential area. Despite the best efforts of the club to manage the flow of people and traffic there is already litter left behind from people and far more traffic going through the area, which has very tight roads and children often playing. Providing a license like this will simply create a situation where there are more frequent times where groups of people who have been drinking will be moving through the residential area, which will increase the risk to children playing in the area who may feel threatened.

In addition, the club will obviously intend to host more events at the ground and our neighbours that have houses which directly back on to the football ground will inevitably have far more noise from these events at weekends and during the week, which is just not right for families trying to sleep at night or enjoy a peaceful weekend in the garden with their children.

I really do think the club is of a size where increasing the use of it any further fuelled by permitting this type of license will really have a detrimental impact to the wellbeing of local residents and I strongly object to the council endorsing this.

Best Regards



**RES43**

**From** [REDACTED]

**Sent:** 13 November 2022 21:03

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

**Subject:** 281582/PW5 Chorlton and West Didsbury Football Club

Hi there,

I am writing to object to the license application above.

The club currently hosts a childcare facility and it seems in direct odds that others will be drinking in the immediate vicinity. The wellbeing and safety of young, impressionable and vulnerable members of our society is imperative.

In addition to this the club is situated in a quiet residential area and the potential increased noise and disruption (litter and urination in gardens as witnessed after matches) to those houses backing into the pitch and on the route out of the club would be huge.

Regards

[REDACTED]

**RES44**

**From:** [REDACTED]

**Sent:** 13 November 2022 21:56

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

**Subject:** Reference: 281582/PW5

Dear Sir/Madam,

**Beacon of the community, or drinking den?**

I object to the alcohol license proposal made by West Didsbury and Chorlton Football Club on the following grounds:

Why would a venue that has insisted for so long that it is community focussed, and here for all age groups, be seeking to ramp up all-day-drinking on its premises?

The club is contradicting itself: on the one hand, it wants to be about childcare, football for children, before and after school clubs – a contributor to the community which it claims to support and who by and large support it in return. Yet, on the other hand it seeks to expand its reputation, it hopes, as a venue for all day drinking.

Furthermore, the proposal is a long way away from the Mayor's drug and alcohol strategy for the city: <https://www.greatermanchester-ca.gov.uk/media/2507/greater-manchester-drug-and-alcohol-strategy.pdf>

The neighbourhood is well-stocked with places for daytime drinkers to choose from. Surely we do not need another option? And definitely not at a community sports facility.

Sincerely

[REDACTED]

**RES45**

**From:** [REDACTED]

**Sent:** 14 November 2022 00:48

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

**Subject:** Current licence application 281582/PW5

West Didsbury and Chorlton AFC

Ref 281582/PW5

I've just been notified of the above application and the 14/11/2022 deadline for a response. I wish to raise an objection and I outline my reasons below.

I am a resident of Chorltonville. We live [REDACTED]  
the football ground.

I understand that my comments "...must be relevant to how you think the granting of the application would affect the promotion of the four licensing objectives below..."

#### 1. The prevention of crime and disorder

There is a known relationship between alcohol-related crime & violence mainly around disinhibition and increased risk taking behaviour. The licence application starts very early in the day and runs until late in the evening. There is no indication of how late after 11pm each evening drinking would in practice carry on to or how it would be monitored and policed to keep it within proper bounds. There must surely be a public health issue with selling alcohol from 10.30am 7 days a week.

#### 2. Public safety

The repositioning of football as a family activity for parents and children in a more genial atmosphere than was traditionally the case is incompatible with the needs of a business to generate additional profit from alcohol sales over an extended period of the day, day after day; every day of the week. I would argue this is a step back from the effort to reframe football as family oriented rather than a vehicle for aggressive tribal behaviour.

#### 3. The prevention of public nuisance

I do not recognise WD&CAFC's positioning of themselves as a community facility. The club were not part of the Chorlton locality (the clue is in the original title "West Didsbury AFC" into which "...and Chorlton" was inserted). They are a business acting in self-interest. There is nothing wrong with that per se but it is not accurate to position themselves as having some altruistic function in the hope that presenting a benevolent 'smiley' face will make it more likely an alcohol licence will be granted, which is what I presume the aim is. They have built on land that was wilded and had an important function as part of the local ecosystem itself part of a nature reserve abutting the Mersey. It is not accurate to describe the land on which the football ground is being developed as formerly "redundant and overgrown", as the club do and as if they were doing the area a favour by developing on it.

There is already significant nuisance in the local streets from unmanaged football day parking from home supporters and away supporters. There is poor marshalling of parking and parking rules which aren't evident and aren't observed anyway.

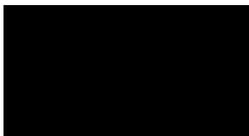
Presumably, if they sell lots of beer, the aim, there will be lots of beer lorry deliveries adding to the local nuisance factor.

#### 4. The protection of children from harm

Researchers from the LSC (Ivandic et al) have found that binge drinking is the key factor, with alcohol-linked violence against live-in partners happening more often on match days.

I object to this application.

Thanks for taking my views into consideration.



**RES46**

**From** [REDACTED]

**Sent:** 14 November 2022 09:07

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

**Subject:** West Didsbury & Chorlton AFC 281582/PW5

Hello,

Re:

West Didsbury & Chorlton AFC Application Type: Premises Licence (new)

Reference: 281582/PW5

I wish to put forward my objection to the granting of a license to sell alcohol at West Didsbury & Chorlton [REDACTED] - not in the immediate vicinity, but close enough to experience the huge increase in crowd noise on match days, which is way in excess of acceptable levels for such a quiet area. The granting of a license to sell alcohol will undoubtedly only increase crowds and subsequent noise levels, not to mention anti social behaviour late at night. Please take into consideration local residents, and do not grant this license.

Regards,

[REDACTED]

**RES 47**

**From:** [REDACTED]

**Sent:** 14 November 2022 09:47

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

**Subject:** West Didsbury & Chorlton AFC Application Type: Premises Licence (new) Reference: 281582/PW5

Dear Sir/Madam

As a local resident affected by the proposed alcohol licence I wish object to the application.

The Chorltonville Owners Committee has very eloquently put the case as to why the application should be refused - please see their letter dated 13 November 2022

- <https://www.chorltonville.org/acrobats/wdcafc-comments-20221113.pdf>.

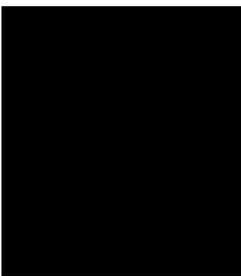
I agree wholeheartedly with all of the points made in this letter so I won't repeat them but please take my objection as on the same grounds as outlined in the letter.

In addition, I wish to raise the following points:

1. The location is entirely unsuitable for a fully licensed premises as the the main access and egress is through the dedicated residential and conservation area of Chorltonville. Granting a full licence changes the nature of Chorltonville and challenges its protected status as a conservation area.
2. In addition to the problems of parking caused by attendance at the club (which, as stated in the Owners Committee letter, the club refuses to address by only allowing access via Hardy Lane) the volume and speed of traffic through Chorltonville rises significantly on match days or when events are taking place at the club. In the main Chorltonville residents respect the 20 mph speed restrictions and there are very few instances of anti-social speeding but this changes every time the club is open. Any increase in traffic due to the granting of a licence will inevitably increase incidences of speeding throughout Chorltonville. It is only by luck that a visitor driving to the club with excess speed hasn't killed or injured a pedestrian or cyclist - granting a licence only makes this more likely to happen.

Thank you in advance for considering the points of objection I wish to make.

best wishes



**RES 48**

**From:** [REDACTED]

**Sent:** 14 November 2022 08:14

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

**Subject:** License application West didsbury & Chorlton football club

Please find enclosed comments and objections set out by the Chorltonville Owners Committee. I wholly endorse the objections made and object strongly to the proposal. I find no merit in the application with regard to the wider community. I can confirm that I live at [REDACTED]

[REDACTED]

**RES 49**

**From:** [REDACTED]

**Sent:** 14 November 2022 12:00

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

**Subject:** Reference: 281582/PW5 Premises: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

Dear Madam or Sir

Reference: 281582/PW5

Application Type: Premises License (New)

Premises: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

I am lodging my concerns and objections to West Didsbury & Chorlton FC's application for a premises license, echoing comments made by [REDACTED], Secretary of Chorltonville Owners' Committee:

**Public nuisance:**

*Litter.* Chorltonville

Residents pay for litter collection around the estate. Our litter picker advises us that after matches Brookburn Rd & West Meade have substantially more litter than on non-match weeks. The bridle path to the Meadows often has discarded bottles and cans, and we have had reports of similar left on kerbs and behind residents' hedges, along with a report of beer cans being placed in the blue wheelie bins left out on Tuesday evening. We anticipate increases in litter if the club extends its opening hours beyond match days.

*Noise.* The Football Club is sited between a residential conservation area and Chorlton Ees, a valued community amenity that provides opportunities for connecting with green space and enjoying the tranquility of nature. The noise levels on match days are already high, causing an increasing number of local residents annoyance and loss of amenity - for example not wanting to use their gardens because it is so noisy. When match visitors are leaving after a game there are noticeably higher noise levels along the streets. I think that if this licence is granted it is likely that we will see higher numbers of people leaving the premises through Chorltonville roads on foot, either to return to their cars or walk home, and given residents' experience to date this is likely to lead to increased noise. If the licence is granted, it seems highly likely that the club would wish to host audiences for screened premiership or world cup matches for example, which are again likely to result in increased noise levels, including sometimes quite early in the day.

*Antisocial behaviour.* Neighbours have experienced incidents of urinating by match attendees next to cars and gardens. Obviously this kind of behaviour is outside the control of the club, and we are worried that increased numbers of visitors may exacerbate the problem.

*Parking.* I anticipate that granting this licence will result in more people wanting to park close to the club premises. Residents already have significant problems arising from visitors to the club parking on Chorltonville private roads, which are owned and maintained by Chorltonville Owners' Committee. Despite a proactive position on this issue being taken by the club in response to our requests the parking problems are getting steadily worse as the number of games and attendees increases. Cars are parked several hundred yards from the pitch across multiple Chorltonville roads, with regular complaints coming to us about access to driveways and anti-social behaviour on match days. Often visitors park partially on the verges, causing damage in wet weather for which Chorltonville residents then bear the cost of repair. We believe that an increase in numbers of attendees at the club is likely to exacerbate an existing problem.

**Public Safety:**

*Emergency vehicle access.* Chorltonville roads are not wide. If there are cars parked down one side of our roads, then large vehicles can access them safely, and this is widely understood and observed by local residents. Visitors understandably will not recognise the implications of parking on either side of the road. Consequently the more visitors parking in Chorltonville roads, where the driver is not visiting a resident, the more risk there is of cars parked on either side of the road restricting access to large vehicles. The safety implications are particularly relevant to fire engines, but there is a similar impact on large delivery vehicles if we see increased parking during the daytime/evening hours referenced in the licencing application.

*Numbers.* Most pubs are limited in terms of numbers of visitors by the size of the premises. In this case, the premises are large enough to accommodate several hundred visitors. I and my neighbours are worried about the implications arising from supplying alcohol to such large numbers of visitors effectively in the middle of a residential area.

### **Prevention of Harm to Children:**

*Opening hours.* The proposed opening hours are extensive. We aren't sure what opening hours the local pubs currently have but most of them are not open at 10:30 am. From a public health perspective, I think it is unhelpful if not irresponsible to encourage alcohol consumption from this time, especially given the proximity to a primary school (about 200m away) and that the club operates a childcare facility from the same premises as those subject to the licence application. Additionally, the area is already well served by licenced premises and that the granting of this licence would be likely to have a detrimental impact on existing surrounding businesses such as the Bowling Green, the Horse and Jockey, the Beech and Jackson's Boat, all of which provide a valued community resource.

*Off sales.* The issues listed above are likely to be exacerbated by a licence that permits off sales, and again the area is already well served by premises with an off-licence.

*Covenant.* A covenant affecting part of the club grounds exists that prohibits the sale of alcohol. The application does not reference this or how it will be complied with in the event the application is successful.

Thank you - and I should be grateful if you would acknowledge receipt of this email.

Best wishes



**RES 50**

**From:** [REDACTED]

**Sent:** 14 November 2022 10:52

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

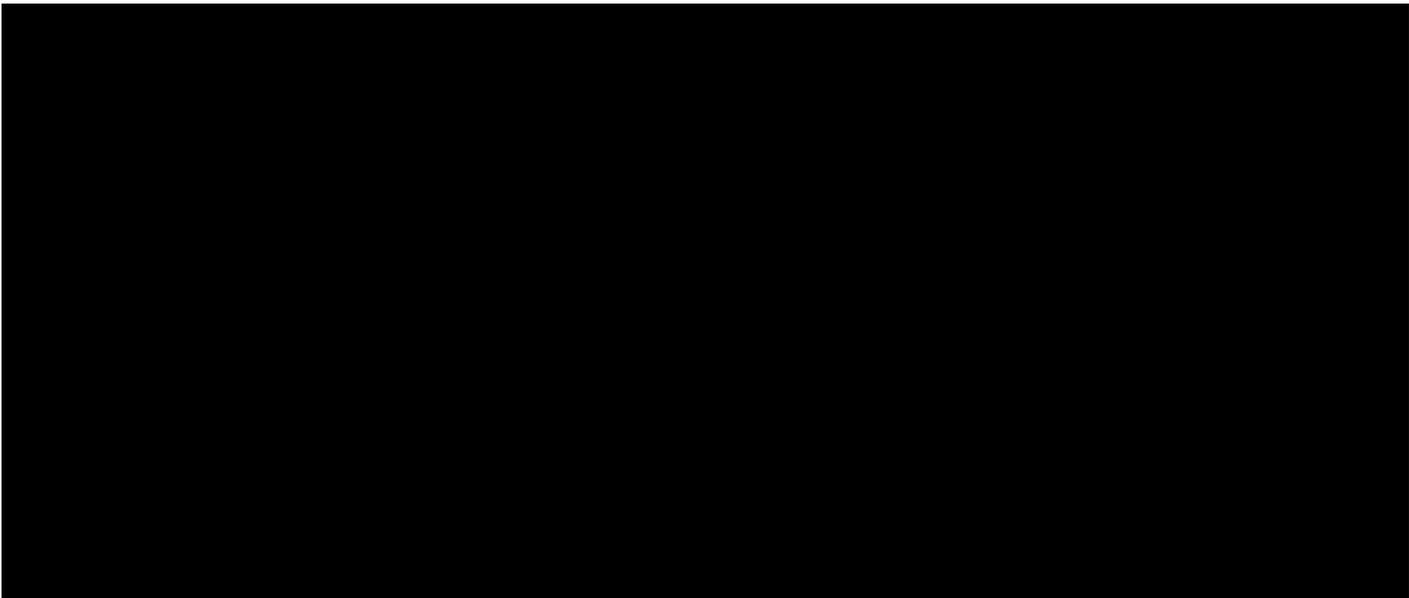
**Subject:** Application Type - Premises Licence ( new ) - Reference 281582/PW5

Dear Sirs

I am e mailing regarding the above application and object to it on the following grounds ;

- 1 Excess litter would result if the opening hours were extended .
- 2 The noise levels would be increased .
- 3 The likelihood of antisocial behaviour would increase .
- 4 Parking in Chorltonville would be increased resulting in inconvenience to the residents
- 5 I understand there may be a covenant affecting part of the club grounds and has this been addressed ?

Yours faithfully



## RES 51

**From:** [REDACTED]

**Sent:** 14 November 2022 11:14

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

**Subject:** 281582/PW5 Premises Licence (new) - West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

Dear Sirs, I write to object to this application. My property is [REDACTED] which you will see is very close to this site.

Before I set out my objections which are based wholly on the matters that the Licence Application can take into account I raise the following issue:

### Breach of Planning Control

There is a clear requirement for the Council to ensure that any licence application is consistent with and not in conflict with the legal planning consents that relate to the site. As such you are encouraged to consult with the Local Planning Authority, a function operated by statute by Manchester City Council. It would be perverse for the Council acting in it's role as Licensing Authority to grant a licence that is in clear conflict with a potential breach of planning control and that may cause issues of Planning Enforcement. This could place the Licensing Authority at risk of a Judicial Review or at least bring the Authority into disrepute and possible conflict with the Local Government Ombudsman. I would ask that before any decision is made on this Licence application that the relevant checks are made with MCC Planning Department and you forward the content of this email for their comments.

The planning position for this site is clear. There is an established football club situated at this site. The present clubhouse is wholly ancillary to the sports ground use. I witnessed this growing up at the property on Meadow Bank in the 1970's. The club house has always been deemed to be **ancillary** in its use as a premises providing changing facilities and later food and drink **this to the principle use of the site as a sports ground facility**. There is no consent for the premises the subject of this license application to operate as a separate drinking establishment where those present will not be engaged with the activities associated with the principle (and authorised use of the site) as a sports ground. It is clear that the applicants wish to extend the licencing hours to operate the premises for late night functions or any other facility as a use separate to the facilities of playing or spectating football. Such a use this new use would be deemed as '**Sui Generis**' and not covered by the current planning consents or established planning uses for this site. **The use of the site for the purposes the subject of this licensing application would therefore be in clear breach of planning consent.**

### Objections to the Grant of this Licence.

1. The premises are close to residential properties and there will be significant loss of residential amenity especially in the evenings caused by noise and disturbance especially at late hours. The premises are not designed to modern soundproofing standards designed to prevent noise transmission and there is a likelihood of noise being emitted plus noise from patrons drinking outside the building. This is a public nuisance issue.
2. Noise created by persons leaving the site late at night will create serious loss of residential amenity, including walking or driving in very close proximity to residential properties. The access road is very close to houses. This is a public nuisance issue.
3. The access road is less than single tack, unmade and unlit. This will result in no other option for patrons to park on the private roads comprising Brookburn Road and other roads on Chorltonville. This will create conditions prejudicial to residential amenity and lead to possible public order issues over matters such as blocked drives, parking and late night noise. This is a public nuisance issue.
4. The access road to the site is not lit and the site itself is generally not lit (except for floodlights which already cause a problem with serious glare for local residents). If unlit this will not be safe for patrons leaving at the dark hours periods with potential for personal attack etc. This is a clear

crime and disorder issue. If the operators then need to use the floodlights used by the club to light the football pitch as a means to get the patrons safely from the unlit and unsurfaced limited car parks or when walking to the building from the site entrance this will further create serious issues for local residents. This is a public nuisance issue. I would ask that the Council's Environmental Health department are consulted and that they visit the site during times when the floodlights are used to fully assess the impacts of floodlights being used late at night.

5. It is clear that an unlit car park at the site will be a safety issue resulting in the need to use the current floodlights designed to fully light the entire football pitch until after 11pm.
6. This is not a mixed use area but a quiet residential area, a conservation and model "Garden Village" described as one of the jewels in Manchester's rich heritage and any comings and goings by a large number of persons at and after 11pm 7 days per week are likely to cause noise and disturbance and potential public order issues and public nuisance.

Please acknowledge this representation.



## RES 52

**From:** [REDACTED]

**Sent:** 14 November 2022 10:35

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

**Subject:** Objection to licensing application 281582/PW5 - West Didsbury & Chorlton AFC

Dear Licensing Committee:

I wish to object to the application by West Didsbury & Chorlton FC Ltd for a premises licence at their football ground at Brookburn Rd, Manchester M21 8FF. I am a local resident, living immediately [REDACTED] from the club building on site. I have had no notification from the club about this application, although several established channels exist, including using local councillors as intermediaries.

My grounds for objection are:

### **Prevention of public nuisance**

- Noise – there is a pre-existing problem with noise from large numbers of people at the site, including chanting, bad language, & banging on metal panels. Currently, this is only around actual football games; the long hours requested for the licence would mean that local residents would be subjected to excessive noise for several hours, possibly for several days consecutively, causing a serious deterioration to home life and inability to sleep restfully. If the club chooses to play music, this will exacerbate the situation – the small size of the club building makes it impractical for doors & windows to be closed, and music & noise to be contained within.
- Litter – the primary exit from the club goes along Brookburn Rd, a quiet residential street. Our neighbours living on Brookburn Rd have experienced cans and litter being left in their gardens, fences and blue paper collection bins on match days; this inappropriate use will get worse given the increase in hours and seven day/week activity proposed. Casual attitudes arising from drinking are likely to lead to an increase in littering, including discarding food inside and adjoin the ground, leading to an increase in vermin in the area.
- Problematic street behaviour. A large number of intoxicated people leaving the ground will inevitably cause a public nuisance on Brookburn Rd and adjoining streets. Our neighbours have had occasional instances of football goers urinating in their gardens & hedges. There would certainly be increased noise and disruption late at night as a result of this licence; petty vandalism and theft on the routes away from the ground may rise. Local residents already experience problems as a result of the time-limited use of the site as a football ground; this will only increase given the extended hours and intention to operate as a licensed premises. Hiring out the club to others as a commercial venue is not in keeping with the club's stated aims or nature of the residential area.
- Lack of access – the site is approached through a residential area, down narrow roads which lead to a bridleway before reaching the ground. The site is relatively inaccessible, many people choose to drive to the site. A premises licence would therefore increase the likelihood of drink driving in the area. It would also cause a big increase on taxis waiting on neighbouring streets late at night, causing both noise and engines and car horns, and pollution from exhausts.
- Opening hours – the application requests significantly longer opening hours than any of the three nearest pubs – increasing disruption and noise on local streets.
- Light pollution – light from the club building does have an impact, which is currently limited mainly to matches and meetings. This would be greatly increased if the licence was granted, and possibly extra external lighting would be introduced to the site to aid attendees. The football ground adjoins a site of scientific importance, with wildlife (eg bats) which would be negatively impacted by increased lighting.
- Behaviour on site – the average pub's number of drinkers is largely limited by its seating (both inside and out). In this application, given the size of the club grounds, there is potential for hundreds of drinkers, that could be a very disruptive situation. No plans have been advanced by the club as to how they would control that. Officials cannot realistically monitor how people behave across the site – drinking does tend to make people noisier and less respectful of neighbours, and they may go into private gardens adjoining the site, to continue drinking off

sales. We have actual experience of partygoers at entering our garden from the club late at night.

- Off sales – It is not clear why off sales are sought in this application. If people are going to be buying alcohol and taking it away, that will increase the chance of antisocial behaviour and littering in the immediate area.
- Respect for limits – while the football club is keen to work inside the community, it is also ambitious. In my experience, the club has frequently pushed against planning and other guidelines, which can damage neighbours' amenity – in areas such as opening hours of the building, crowd size, floodlighting, parking, and burning waste. There is a real danger that if a licence is granted, its use will increase quickly and cause serious dis-amenity.

### **Public safety**

- The site is accessed down an narrow unlit bridleway, shared by pedestrians (many with children and/or dogs), cyclists and cars. Given greatly increased frequency and volume of use of the ground, and the possibility of drink driving by some attendees, there is a real risk of accident and injury.
- The paths & meadows around the site are used by dog walkers and people exercising, including lone women and young people. If alcohol is available for 12 ½ hours, each day of the year, these local users of the meadows may find the immediate vicinity of the club intimidating, or may be actually harassed by drinkers, whose inhibitions are lowered.
- Local roads already have a significant problem with parking by match attendees. The roads immediately adjoining are narrow, and when cars park on both sides, large vehicles, including fire engines and ambulances, are unable to access houses. The licence would likely cause this problem to happen many times a year.

### **Protection of children from harm**

- The site is used as a full-day holiday club, for primary age children, for several weeks a year. It is also used as an after school club on most weekdays in term time. The building on site is not large, and there is no opportunity to separate the children's clubs from the all-day drinking that this licence would enable.
- The route away from the club leads directly past Brookburn Primary School; at leaving time children are continually crossing the same road as cars exiting the club. With this licence, there is a real possibility of children being exposed to intoxicated people leaving the club, and to greatly increased traffic levels and risk of accident.
- Many houses directly adjoining the football club have families with young children. It is unsuitable to be operating a premises serving alcohol directly beside these gardens. As stated above, people attending parties at the club have pushed through hedges into private gardens – potentially frightening or harming children in the gardens.

### **Invalid consultation process**

- The football club has made no attempt to consult local residents about the applications (as encouraged in the Licensing Policy, 6.4 & 7.34). They have not taken advantage of an existing consultation panel, sponsored by our local councillors, or used the many email addresses of residents the club holds, or done a paper leaflet drop, as they have in the past.
- The application was advertised in a paper edition of the Manchester Evening News on a single day; it was not posted in an online Public Notices portal that the MEN offers as a public service. The Licensing Authority will be aware that paper newspapers are no longer viable as a suitable channel for reaching appropriate numbers of people.
- The notice for the application is not displayed where it can be conveniently read. It is not on a public highway, but attached to a gate to the club grounds. The gate is situated 35 metres down a bridleway, which is little used at this time of year. The gate itself is set back from the bridleway by several metres, so passing walkers need to go out of their way to read the notice.
- Communication between local residents is strong, and normally an application like this would be broadcast within a day or two. However, in this case, I only found out from a neighbour who chanced on the notice on 5/11/2022, three weeks into the four week consultation period – I believe this is the first time an impacted resident was aware of the application.
- It seems, therefore, that this application has met the letter of the policy, but has failed in the spirit, of allowing a fair consultation by all interested parties. Local residents have been deprived

of the opportunity to find out what the club's intentions are, take specialist advice, or investigate their options.

Thank you for your consideration.



## RES 53

**From:** [REDACTED]

**Sent:** 14 November 2022 10:05

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

**Cc:** John Hacking <cllr.john.hacking@manchester.gov.uk>; Mathew Benham <cllr.Mathew.Benham@manchester.gov.uk>; Eve Holt <cllr.eve.holt@manchester.gov.uk>

**Subject:** Application by WDCFCA 281582/PW5

Good morning

I wish to put in an extremely strong objection to the above application. There are many many reasons why this application should not be granted. Below are some of the most important.

I question the need for a football club, situated in a quiet residential area and a Conservation area to have what is effectively a licence equivalent to that of a public house or licensed bar. There seems to be no stated purpose for this application that lies within the club's often stated aims and purpose.

As the club likes to remind us, the site is used, amongst other things, as a pre- and after-school club as well as accommodating up to 300 children in teams associated with the club, and surely the sale of alcohol, presumably to any member of the public, on a site with small children is inappropriate and potentially risky.

If sales of alcohol can continue all day until late at night seven days a week this will inevitably cause nuisance both to premises adjacent to the club and to near neighbours (who have already had to collect used bottles and cans from fans attending matches). It is wholly inappropriate for licensed premises to be on a private estate in an environmentally sensitive area. The very existence of the club in the heart of Chorltonville with the noise, littering, parking issues and general football match ethos, is causing immense distress to many of the residents. The addition of alcohol to this mix can only make things worse.

If the club is to change its status from considering itself a community facility to a full time commercial licensed premises then this must surely be taken into consideration by the planning authority and appropriate restrictions imposed.

Kind regards



**RES 54**

**From:** [REDACTED]

**Sent:** 14 November 2022 10:00

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

**Subject:** Licensing Application 281582/PW5 OBJECTION

Ref

Application Type: Premises Licence (new)      Reference: 281582/PW5

Premises: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

Applicant: West Didsbury & Chorlton FC Ltd

I wish to object to this application on the grounds of it being a public nuisance.

Chorltonville is a private residential estate area with access to the football club being through the estate. It is unreasonable to have a drinking club that will be able to serve alcohol 7 days a week from 10.30am to 11pm being situated in this location. This is going to lead to excessive levels of noise and litter around the football ground with all the associated problems being created for the local residents. There are established pubs nearby such as the Bowling Green Hotel. A new drinking club in Chorltonville is certainly not required and will just provide a nuisance for nearby residents. There is also an element of public safety with increased road traffic on the narrow Chorltonville roads including passing Brookburn Primary School.

Regards

[REDACTED]

**RES 55**

**From:** [REDACTED]  
**Sent:** 14 November 2022 09:57  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Cc:** Eve Holt <cllr.eve.holt@manchester.gov.uk>  
**Subject:** Reference: 281582/PW5

Re: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

Mr Patrick Ware  
Premises Licensing  
Manchester City Council  
Albert Square  
PO Box 532  
M60 2LA  
14 November 2022

Dear Mr Ware,

I write as a neighbour of West Didsbury and Chorlton Football club who lives on [REDACTED] the club grounds.

While supportive of the club as a community venture, I am concerned about the proposed licence, which appears to be completely out of step with what is required for the successful running of the club.

My concerns relate to each of the conditions of alcohol licencing, particularly given the location of the club being right in the heart of a conservation area with many young families in close proximity.

The ground is in a dark and poorly lit area due to sitting right on the edges of Chorlton Ees and the meadows. Access is via a narrow bridleway, which is also part of the GM Cycleroute. The club runs a pre- and after- school wraparound care which uses these lanes for access. We already contend with broken bottles and waste – for example, having to clear up when I take my young daughter on walks with our dog – and a lot of ‘choice language’ on match days and in training sessions.

The application for the club to sell alcohol throughout the day and every evening goes against what is reasonable and necessary for the club to operate, particularly given they are achieving record crowds and therefore gate revenues.

To expand the sale of alcohol beyond the times is deeply concerning to me. It will be extremely challenging for the club to administer and ensure it does not lead to public disorder or impact public safety. I am not convinced they will be able to prevent additional nuisance and noise disturbances, or protect local children from the impacts that excessive alcohol consumption has on the club’s ‘customers’.

I look forward to further updates.

Kind regards,  
[REDACTED]

**RES 56**

**From:** [REDACTED]

**Sent:** 14 November 2022 16:54

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

**Subject:** Objection 281582PW

Dear Mr Ware

Please find attached a letter objecting to the proposed licence extension application by the Chorlton and West Didsbury football club. I write as a resident directly affected by this

Best wishes

November 14<sup>th</sup> 2022

Mr Patrick Ware  
Premises Licensing  
Manchester City Council  
Albert Square  
PO Box 532  
M60 2LA

Dear Mr Ware,

Re: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

I write to object to the granting of this alcohol premises licence.

Our property directly overlooks the football pitch, and we are already significantly adversely affected by noise levels, and increased traffic on match nights and training nights.

This licence would allow a very significant extension of the Club's activities, beyond football. This is highly inappropriate for the residential setting in which the Club sits. Further there is risk of harm and loss of amenity for us as residents in the vicinity of the club.

### **Context**

The key problem is the **context the club sits in**. Most of its land is integrally part of the Chorltonville Residential Conservation Area, originally designed as a small sports ground (bowls, tennis etc) just for residents' use (confirmed in Deeds etc). In keeping with this original design, the ground is intimately related to residential properties, in places just 30 m from residents' gardens. This small ground has now been turned into a *semi-professional football club with a catchment way beyond the community*. The Club's ambition has already way outgrown this context and is seriously negatively impacting community amenities. But they are determined to expand further. Expanding its alcohol licence will greatly fuel detriments to community amenity, both by i) exacerbating the impact of current activity and ii) by driving even more growth, even beyond football.

If I understand the Licence right it will allow the Club to provide on and off sales all day everyday – way beyond even the greatly expanded football use that has grown. Chorlton already benefits from many great pubs and off licences, integrated into the main village area and close by within ½ mile of the

ground (the Bowling Green a few hundred yards away sponsors the Club). The Club premises by contrast lies on the other (meadows) side of the community, *its only access from Chorlton and beyond is through a few narrow residential streets in Chorltonville, concentrating traffic and activity in a densely populated area.*

**There is no need** for this extra on- and off- licence facility in the area. This purely for the Club's benefit to further expansion and will be to the serious detriment of the neighbourhood in many ways, as well as presumably to the other trade in the area.

## **Noise**

There is no other Club pitch in Manchester we think so close to family residences. Matchday noise is a massive and rapidly increasing issue. Crowd attendance has increased 6-fold in the last few years. The feeling as a resident is literally that of being inside a football crowd without having chosen to be there. Alcohol inevitably fuels the volume and the nature of the chanting as matches progress. This is not just occasional match days – it is commonly both weekend days and mid-week evenings, including practice sessions as the Club expands; all prime family times. An independent survey (attached) from Aug 2021 concluded throughout that **this noise was already completely inappropriate for this context:** eg

*“An average ambient noise level of 63 dB(A) (...with regular spikes above 80dbA...) indicates that the noise level during a football match is above a level at which it could be considered to cause serious annoyance to the majority of people, according to WHO guidelines. Furthermore, the activities are taking place during the evening, whereas the WHO guideline levels are given for daytime periods.”*

*“Furthermore, the proposed increased usage of the football pitch would be expected to result in more frequent annoyance for residents, thus further negatively impacting the amenity of residential spaces.”*

For many residents now the only recourse is to leave their homes during week-end leisure time. What could be a greater loss of amenity?

**An Alcohol licence will inevitably exacerbate this already intolerable situation – and fuel further expanded Club activity. It will attract more crowds, from a wider area, more often (potentially every day of the week) and late into the night.**

## **Public nuisance and safety**

The ground, so enfolded in the area, has its sole car and main walking access through the conservation area streets, most immediately Brookburn Road. Residents frequently collect empty bottles and cans from kerbs and hedges after matches and find cans/bottles in (the wrong) wheelie bins on Wed morning. They see attendees urinating in the street or in gardens. Noise on the streets after matches inevitably increases and is often alcohol-laden. Despite notices against parking, residents throughout the 'ville have recorded increased traffic, parking damaging verges etc. **Increased licencing will inevitably exacerbate all these nuisances.** Again it is both the **level of alcohol-driven nuisance** but also the **frequency of nuisance** that will be affected, since as above the Club wishes to use a Licence to increase its activity.

Permanent alcohol premises like pubs and off-licences are confined in size, with strictly regulated community impact. This club, regularly now houses crowds approaching 1000 and aims to attract more, with no such regulation. To allow an unrestricted on and off-licence for alcohol in such a context is unnecessary and will inevitably gravely increase nuisance, safety risk and harm.

## **The protection of children from harm**

The Club is situated 200m from a Primary School and acts as an after-school facility from its premises. Chorltonville is an area with many young families. How can a facility that does this also house simultaneously unrestricted alcohol sales? The proximity of this greatly increased alcohol provision must inevitably increase the risk of further nuisance and harm.

It is already a serious concern for families and residential amenity, that the noise from evening matches interferes with family time and going to bed-times for children. The Licence will just increase this disruption.

For all these reasons I urge the Authority not to grant this greatly extended all-day, every-day Alcohol Licence for on and off sales.

Best wishes



RES 57

From: [REDACTED]  
Sent: 14 November 2022 17:03  
To: [REDACTED]; Premises Licensing <Premises.Licensing@manchester.gov.uk>  
Subject: West Didsbury & Chorlton AFC Licence application objection

I object to the application on the following grounds.

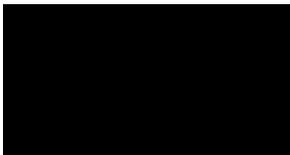
- 
- **Protection of Children.** The Club boasts about its role in supporting the local community and hosts a child care operation for primary age children in its clubhouse. The hours of operation of that facility would overlap the proposed licensing hours every school day afternoon and all day on school holidays.

**Public Nuisance** - Increase in alcohol sales and consumption will lead to increased anti-social behaviour and littering.

**Public Safety.** Access to the Club's building is via a narrow, private road and a single track, unlit, bridle path in the Mersey Valley. Both are used frequently by walkers, often before dawn and until well after dusk. The prospect of vehicle traffic mixing with pedestrians and/or encountering other vehicles on roads with nowhere to pass will pose significant risks to safety. The careless and thoughtless parking often evident on access roads around pubs is very likely to impede access for emergency services in the event they are required on site.

- **Public Safety.** The bridle path is very narrow. It has no refuge for pedestrians who often have to give way when traffic assertively passes along it. Visibility for drivers is often poor, Vehicles accessing and leaving a pub will be much more random, thus increasing significantly the risk to pedestrians and other vehicles.
- **Public Safety.** The entry to the bridle path is gated. It marks the entrance to the Mersey Valley at that point. The Club opens the gate during home matches. It often marshals traffic on Brookburn Road to avoid visitor parking causing residents difficulties with vehicle access to their homes and to ensure the road remains clear for emergency services. The gate is a visual barrier that warns vehicle drivers who don't know the road that they cannot proceed and thus helps with separation of vehicles and pedestrians. The gate is also the main barrier that prevents powered off-road vehicles from accessing the Mersey Valley and disrupting its pedestrian and cyclist users. The operation of a Public House on the Club's grounds would require the gate to be open much more frequently and consequently increase significantly the risk of vehicles encountering pedestrians. The open gate would give easy access for motor cycles into the Mersey Valley, where they are a major hazard and nuisance.

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**RES 58**

**From:** 

**Sent:** 14 November 2022 17:30

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

**Subject:** Re: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

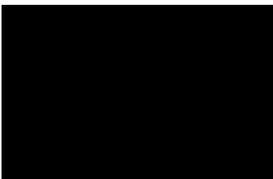
I am a resident of Chorlton and regular walker in Chorlton meadows. I am writing to oppose the granting of an alcohol licence to West Didsbury Football Club. I believe it will be highly detrimental to the surrounding residential community, while not contributing anything positive to the club's supposed mission of promoting healthy sporting activity.

I am concerned that serving alcohol from the club's premises is out of place at a family venue, whose premises are also regularly used for after-school children's clubs. Unknown adults under the influence of alcohol should not be in close proximity to children, and the potential for disturbing language and behaviour that could traumatise and even endanger children is high. Nor should children be exposed to the notion that drinking is necessary to enjoy sports events.

Public safety will also be put at risk, given the club is accessible only by a bridleway used by pedestrians and cyclists wanting to access the nearby nature reserve. Extra traffic (especially if drivers are under the influence of alcohol) puts walkers, cyclists, dogwalkers and families out for recreation at risk. Litter is also likely to increase.

It is obvious that an alcohol licence would create noise and drunken behaviour in a quiet residential area, creating disturbance and public nuisance. And if people are drinking at the football matches, there is potential for crowds to become aggressive and out of control. Noise levels at the club already exceed what is acceptable for local residents, due to loud shouting, swearing, and banging of the stands, causing them a great deal of environmental stress. Adding alcohol consumption to the scenario will inevitably increase these problems, and add the potential for crime and disorder during matches and as drunken fans leave the club. I understand from residents of nearby streets in Chorltonville, that already on match days, people attending matches at the club urinate in the street or in gardens, and leave cans and bottles on the road or in hedges. The extra inhibitions that come with drinking at a licensed premises will only make this kind of antisocial behaviour worse and more frequent. All this is completely inappropriate for a residential area on the edge of a nature reserve, and will negatively affect local amenity.

Yours sincerely



## RES 59

**From:** [REDACTED]

**Sent:** 14 November 2022 17:37

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

**Subject:** Objection to licensing application 281582/PW5 - West Didsbury & Chorlton AFC

Dear Licensing Committee:

I wish to object to the application by West Didsbury & Chorlton FC Ltd for a premises licence at their football ground at Brookburn Rd, Manchester M21 8FF. I am a local resident, living immediately [REDACTED] from the club building on site. I have had no notification from the club about this application, although several established channels exist, including using local councillors as intermediaries.

My grounds for objection are:

### **Prevention of public nuisance**

- Noise – there is a pre-existing problem with noise from large numbers of people at the site, including chanting, bad language, & banging on metal panels. Currently, this is only around actual football games; the long hours requested for the licence would mean that local residents would be subjected to excessive noise for several hours, possibly for several days consecutively, causing a serious deterioration to home life and inability to sleep restfully. If the club chooses to play music, this will exacerbate the situation – the small size of the club building makes it impractical for doors & windows to be closed, and music & noise to be contained within.
- Litter – the primary exit from the club goes along Brookburn Rd, a quiet residential street. Our neighbours living on Brookburn Rd have experienced cans and litter being left in their gardens, fences and blue paper collection bins on match days; this inappropriate use will get worse given the increase in hours and seven day/week activity proposed. Casual attitudes arising from drinking are likely to lead to an increase in littering, including discarding food inside and adjoin the ground, leading to an increase in vermin in the area.
- Pollution – as an asthmatic, I am concerned about fumes from idling car engines parked immediately beside my home. Despite the club agreeing not to allow cars to park alongside the gardens of 7 to 13 Meadow Bank, visitors do regularly ignore that agreement, and car fumes fill our gardens, causing a specific health detriment. An increase in traffic to the ground, including many who are unfamiliar with the area and parking rules, will greatly increase this issue. Choosing to live somewhere away from traffic fumes was a big consideration on choosing to live in this location.
- Problematic street behaviour. A large number of intoxicated people leaving the ground will inevitably cause a public nuisance on Brookburn Rd and adjoining streets. Our neighbours have had occasional instances of football goers urinating in their gardens & hedges. There would certainly be increased noise and disruption late at night as a result of this licence; petty vandalism and theft on the routes away from the ground may rise. Local residents already experience problems as a result of the time-limited use of the site as a football ground; this will only increase given the extended hours and intention to operate as a licensed premises. Hiring out the club to others as a commercial venue is not in keeping with the club's stated aims or nature of the residential area.
- Lack of access – the site is approached through a residential area, down narrow roads which lead to a bridleway before reaching the ground. The site is relatively inaccessible, many people choose to drive to the site. A premises licence would therefore increase the likelihood of drink driving in the area. It would also cause a big increase on taxis waiting on neighbouring streets late at night, causing both noise and engines and car horns, and pollution from exhausts.
- Opening hours – the application requests significantly longer opening hours than any of the three nearest pubs – increasing disruption and noise on local streets.
- Light pollution – light from the club building does have an impact, which is currently limited mainly to matches and meetings. This would be greatly increased if the licence was granted, and possibly extra external lighting would be introduced to the site to aid attendees. The football ground adjoins a site of scientific importance, with wildlife (eg bats) which would be negatively impacted by increased lighting.

- Behaviour on site – the average pub's number of drinkers is largely limited by its seating (both inside and out). In this application, given the size of the club grounds, there is potential for hundreds of drinkers, that could be a very disruptive situation. No plans have been advanced by the club as to how they would control that. Officials cannot realistically monitor how people behave across the site – drinking does tend to make people noisier and less respectful of neighbours, and they may go into private gardens adjoining the site, to continue drinking off sales. We have actual experience of partygoers at entering our garden from the club late at night.
- Off sales – It is not clear why off sales are sought in this application. If people are going to be buying alcohol and taking it away, that will increase the chance of antisocial behaviour and littering in the immediate area. There is also the likelihood that having purchased off sales people would be tempted to find a quiet spot to sit & consume their drinks before moving off site.
- Respect for limits – while the football club is keen to work inside the community, it is also ambitious. In my experience, the club has frequently pushed against planning and other guidelines, which can damage neighbours' amenity – in areas such as opening hours of the building, crowd size, floodlighting, parking, and burning waste. There is a real danger that if a licence is granted, its use will increase quickly and cause serious dis-amenity.

### **Public safety**

- The site is accessed down an narrow unlit bridleway, shared by pedestrians (many with children and/or dogs), cyclists and cars. Given greatly increased frequency and volume of use of the ground, and the possibility of drink driving by some attendees, there is a real risk of accident and injury.
- The paths & meadows around the site are used by dog walkers and people exercising, including lone women and young people. If alcohol is available for 12 ½ hours, each day of the year, these local users of the meadows may find the immediate vicinity of the club intimidating, or may be actually harassed by drinkers, whose inhibitions are lowered. Also concern that neither Christmas Day nor Good Friday is excluded from this schedule.
- Local roads already have a significant problem with parking by match attendees. The roads immediately adjoining are narrow, and when cars park on both sides, large vehicles, including fire engines and ambulances, are unable to access houses. The licence would likely cause this problem to happen many times a year.

### **Protection of children from harm**

- The site is used as a full-day holiday club, for primary age children, for several weeks a year. It is also used as an after school club on most weekdays in term time. The building on site is not large, and there is no opportunity to separate the children's clubs from the all-day drinking that this licence would enable.
- The route away from the club leads directly past Brookburn Primary School; at leaving time children are continually crossing the same road as cars exiting the club. With this licence, there is a real possibility of children being exposed to intoxicated people leaving the club, and to greatly increased traffic levels and risk of accident.
- Many houses directly adjoining the football club have families with young children. It is unsuitable to be operating a premises serving alcohol directly beside these gardens. As stated above, people attending parties at the club have pushed through hedges into private gardens- potentially frightening or harming children in the gardens.

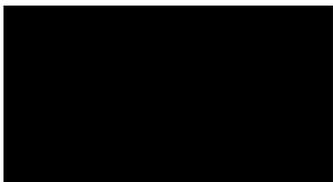
### **Invalid consultation process**

- The football club has made no attempt to consult local residents about the applications (as encouraged in the Licensing Policy, 6.4 & 7.34). They have not taken advantage of an existing consultation panel, sponsored by our local councillors, or used the many email addresses of residents the club holds, or done a paper leaflet drop, as they have in the past.
- The application was advertised in a paper edition of the Manchester Evening News on a single day; it was not posted in an online Public Notices portal that the MEN offers as a public service. The Licensing Authority will be aware that paper newspapers are no longer viable as a suitable channel for reaching appropriate numbers of people.
- The notice for the application is not displayed where it can be conveniently read. It is not on a public highway, but attached to a gate to the club grounds. The gate is situated 35 metres down

a bridleway, which is little used at this time of year. The gate itself is set back from the bridleway by several metres, so passing walkers need to go out of their way to read the notice.

- Communication between local residents is strong, and normally an application like this would be broadcast within a day or two. However, in this case, I only found out from a neighbour who chanced on the notice on 5/11/2022, three weeks into the four week consultation period – I believe this is the first time an impacted resident was aware of the application.
- It seems, therefore, that this application has met the letter of the policy, but has failed in the spirit, of allowing a fair consultation by all interested parties. Local residents have been deprived of the opportunity to find out what the club's intentions are, take specialist advice, or investigate their options.

Thank you for your consideration.



**RES 60**

**From:** [REDACTED]

**Sent:** 14 November 2022 17:48

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

**Subject:** Re: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

[REDACTED]

I am writing to oppose the granting of an alcohol licence to West Didsbury Football Club. I do not see how this could contribute anything positive to the club's supposed mission of promoting healthy sporting activity, and fear that it would simply add to the noise associated with use of the Club - and open the door to an increasing range of social rather than sporting events.

Alcohol is not a necessary element of sporting activity, indeed it is associated with rowdiness and worse. Children should not be given the notion that drinking is necessary to enjoy sports events.

The Club is already associated with excessive noise and inconvenience to neighbours, and this is highly likely to exacerbate the bad behaviour that is now evident, and which I'm sure residents have informed you of. Many who attend the Club drive there, and even minimal alcohol consumption impairs traffic safety.

A quiet neighbourhood is already being disrupted by the expansion of the Club activities. Other venues are already suffering loss of custom related to cost of living issues, and rising costs due to energy and supply chain crises; we do not need noisy venues to intrude further.

Yours sincerely

[REDACTED]  
14/11/2022

**RES 61**

**From:** [REDACTED]

**Sent:** 14 November 2022 20:13

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

**Subject:** 281582/PW5

Dear Sir

West Didsbury & Chorlton Liqueur Licence

I am a fan of grass roots football however the above ground is sited alongside a residential area, has limited provision for parking, and cannot police the parking in the surrounding streets.

On match day, inevitably, there is foot traffic, parking problems and noise, particularly in the second half of the game, when the 'ultras' fans are very loud, chanting and banging.

The club has already outgrown its location . Extending the licence simply adds to the problem. The club understandably wants to improve its financial and sporting position but that is not aligned to the interests of the immediate residents who would prefer it to stand still or even scale back.

My objection to the licence are

- Brookburn primary school is very close to the club. There is already a School Streets trial proposed which will stop access to vehicles for school pick up. I don't see how attracting further traffic to the area is consistent /supportive of the School Streets plan . A licence when there are no children around is more suitable.

- I am concerned that on match day increased access to alcohol will exacerbate and extend all the problems mentioned.

Regards

[REDACTED]

**RES 62**

**From:** [REDACTED]

**Sent:** 14 November 2022 20:41

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

**Subject:** West Didsbury and Chorlton AFC premises license (new)

Dear Madam/Sir,

[REDACTED] last year and we love living here. We have been to the football at West Didsbury and Chorlton AFC a couple of times and have enjoyed it and what it does for the community. We were however surprised to learn that this application has been made and don't really understand what the intentions are for selling alcohol in the Football club, 7 days a week from 10:30am - 11pm? We would therefore like to understand West Didsbury and Chorlton AFC plans, if they were granted this new licence?

We don't mind living next to West Didsbury and Chorlton AFC and will certainly continue to watch matches but we would like to understand further what the plans are for the new alcohol license. Is it for big functions or big TV screens for crowds to watch football, as this will only exacerbate match day problems. Are they totally changing how they operate? They have very limited car parking available at the ground, plus it is quite a tight spot to deliver beer into via a dray waggon that can be 18+ tonnes.

Our concerns over this licence application are increased litter on the streets and bottles and cans on the path to the River Mersey. We walk our Labrador down there 2-3 times a day, as do many other families. (I appreciate lots of bottles and cans will come from other people than the football club too but we pay into a levy that looks after the entire Estate, including the grass verges and litter picking.) [REDACTED] and I have both witnessed increased litter and discarded bottles and cans after match days. The other issues is an increased number of cars wanting to park, more often. On match days the area gets very full and we know we have narrow street in Chorltonville so we do worry about big vehicles, for example emergency vehicles who need to get passed. Residents on the whole are very careful where they park so traffic can get through. If the application was successful, we both worry about an increase in noise, especially when the match has finished. We don't mind this on match days, as for us, its being part of the community but we don't think that level of noise would not be good in a residential area, 7 days a week.

We are both in favour of the Football Club but without knowing their plans for this new premises license, we feel we cannot support it. Would it be possible to get more information?

Thank you  
[REDACTED]

RES 63

From: [REDACTED]

Sent: 14 November 2022 22:11

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

Subject: Objection: Premises Licence (new) Ref: 281582/PW5 West Didsbury & Chorlton AFC

- Premises Licence (new) Ref: 281582/PW5
- West Didsbury & Chorlton AFC,
- Brookburn Road, Manchester, M21 8FF
- 

• Dear Manchester Licensing,

• I wish to object to the proposed license application Ref: 281582/PW5 on the following grounds :

• **The prevention of public nuisance.**

• The noise from all match days is incredibly intrusive, cannot be contained in any way and so permeates throughout Chorltonville. It has absolutely ruined what was once a peaceful conservation area. The (increasing number of) supporters cheer and chant and bang loudly on the sides of the stands. Adding easy access to alcohol to the mix will make this even worse.

• At one time this disturbance was limited to approximately one day a week throughout the football season. However, just as I look forward to a bit of peace and quiet in my garden, the club rents its venue & ground out to other clubs for their finals and other events which are rarely publicised on their website. Having an all-day, every day alcohol license will doubtless make this even more likely.

• The club has essentially 2 different sides – the true ‘community side’ which provides admirable training and coaching to youngsters from the local area - and the ‘semi-professional town team side’ with its never ending moving of the goal posts to get bigger and better facilities with larger and noisier crowds bringing in more revenue. In any communication, the club deliberately conflates the two, such that any concern about the club’s plans are dismissed as being a mean and ‘nimby’ criticism of everything the club does for the community – which isn’t the case at all. The covenants on the club’s land are the same as the ones on all the Chorltonville estate i.e. no alcohol sales, and no commercial activity and no causing nuisance to others.

• There is ample provision of licensed premises within 5 minutes walk of the club at well managed and long established public houses.

• Continued growth at the current rate is not sustainable and not appropriate in the residential conservation area.

• **The protection of children from harm**

• During evening matches how on earth are residents supposed to be able to get to sleep or study, with the noise less than 20 or 30 metres from the back of their homes?? This will be exacerbated if all members and visitors to the club have easy and unlimited access to alcohol on and off the premises.

• **The prevention of crime and disorder**

• Unrestricted alcohol and large crowds are not a good mix – there is a considerable increase in litter dropped on the roads and some gardens on match days. I dread to think where all the fans will urinate after consuming quantities of alcohol. The introduction of 3 portable toilet cubicles on the site shows that the facilities are not suitable for the crowd size.

• **Public safety**

• The main access, and most used, entrance for the ground is via a narrow bridle path at the end of a private, cul-de-sac. It is used by cars, pedestrians, and cyclists, some attending matches but many just general members of the public out walking and enjoying the Chorlton Ees nature reserve. It becomes a bottleneck after matches.

• Finally, I am a sports fan, a football fan and appreciate the benefits of an active outdoor life. However my outdoor life, my home life, ie my amenity, is significantly damaged whenever there is an event on at the club and granting a premises licence to the club will only cause greater nuisance.

• Yours sincerely,

• [REDACTED]

- 
- 



**RES 64**

**From:** [REDACTED]

**Sent:** 14 November 2022 16:46

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

**Subject:** Application Type- Premises Licence ( new) - Reference 281582/PW5

14<sup>th</sup> November 2022

Dear Sirs,

**Re: West Didsbury & Chorlton AFC**

**Application Type: Premises Licence (new)**

**Reference: 281582/PW5**

I am a resident property owner in Chorltonville, and I wish to make the following observations and objections to the application:

1. This application does not appear to have the same transparency of previous applications.
2. No conversation with the Chorltonville Committee took place prior to their submitting it as I have only just been made aware of the application by the Committee..
3. As a resident we have enjoyed a collaborative relationship with the committee being informed by West Didsbury & Chorlton AFC of plans and relaying the information to the 'Ville residents for their observations.
4. I am concerned that a licence to consume alcohol at any time between 10.30 am and 11pm 7 days a week is proposed so near a school and residential area.
5. During match days, the volume of cars parking in the 'Ville increases substantially even though there are clear signs that Chorltonville is a private estate.
6. The cars park without consideration on the grass verges causing damage, and also park on both sides of the road creating difficulty for access, safety and certainly is hazardous if not impossible for larger delivery vehicles to navigate the roads and of concern should emergency vehicles need to attend an emergency.
7. As a resident I pay towards the upkeep of the roads and verges. The excess traffic from existing supporters will increase substantially if the application is granted, as it is likely the same behaviour will be adopted by the increased numbers attending the football ground.
8. West Didsbury & Chorlton AFC and the supporters of the club do not contribute to these amenities of road and verge maintenance and repair.
9. With the current level of supporters attending match days, there is evidence of more litter, bottles and cans dropped on the ground in the 'Ville. This is likely to be increased considerably and not only on match days but every day if the all-day licence application is granted.
10. The supporters have no regard for the recycling provisions required by the council. The supporters already discard bottles, cans and fast-food debris into blue bins specific for paper. This problem is likely to increase.
11. The bridle path leading to the meadows is part of Chorlton Ees Nature reserve and discarded cans and bottles and litter is regularly seen there after match days. This is likely to be increased with extended opening hours and increased alcohol licence.

12. Supporters can be very rowdy as they walk home through Chorltonville or back to their vehicles and can be heard across the estate. The increased noise levels are already annoying and likely to be increased if the application is successful.
13. There are already 4 public houses within minutes of the football ground. To have another licensed premises will adversely affect those existing public houses and attract more people to the football ground, where access is through a private estate.
14. Have the conditions of the covenant affecting part of the club ground been addressed?.

Yours faithfully,



RES 65

From: [REDACTED]

Sent: 14 November 2022 16:39

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

Subject: objection to alcohol premises license

[REDACTED]

November 14th 2022  
Mr Patrick Ware  
Premises Licensing  
Manchester City Council  
Albert Square  
PO Box 532  
M60 2LA

Dear Mr Ware,

I write to object to the granting of this alcohol premises licence as a direct neighbour overlooking the site in question.

Re: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

It seems clear from the wording on your website that this Licence would fuel a further significant expansion and extension of the Club's activities, even beyond football, that would be completely inappropriate for its context and result in serious further harms and loss of amenity for residents around.

### **Context**

The key problem is the **context the club sits in**. Most of its land is integrally part of the Chorltonville Residential Conservation Area, originally designed as a small sports ground (bowls, tennis etc) just for residents' use (confirmed in Deeds etc). In keeping with this original design, the ground is intimately related to residential properties, in places just 30 m from residents' gardens (see map appended below with a legend as an appendix to this letter). This small ground has now been turned into a *semi-professional football club with a catchment way beyond the community*. The Club's ambition has already way outgrown this context and is seriously negatively impacting community amenities. But they are determined to expand further. Expanding its alcohol licence will greatly fuel detriments to community amenity, both by i) exacerbating the impact of current activity and ii) by driving even more growth, even beyond football.

If I understand the Licence right it will allow the Club to provide on and off sales all day everyday – way beyond even the greatly expanded football use that has grown. Chorlton already benefits from many great pubs and off licences, integrated into the main village area and close by within ½ mile of the ground (the Bowling Green a few hundred yards away sponsors the Club). The Club premises by contrast lies on the other (meadows) side of the community, *its only access from Chorlton and beyond is through a few narrow residential streets in Chorltonville, concentrating traffic and activity to the site through a densely populated area*.

***There is no need*** for this extra on- and off- licence facility in the area. As the map shows there are at least 4 very good pubs and 6 Off-licences within a mile of the ground. This proposal purely benefits the Club's further expansion. It will be to the serious detriment of the neighbourhood in many ways, as well as presumably to the other trade in the area.

### **Noise**

No other Club pitch in Manchester we think is so close to family residences. Matchday noise is a massive and rapidly increasing issue. Crowd attendance has increased 6-fold in the last few years. The feeling as a resident is literally that of being inside a football crowd without having chosen to be there.

Alcohol inevitably fuels the volume and the nature of the chanting as matches progress. This is not just occasional match days – it is commonly both weekend days and mid-week evenings, including practice sessions as the Club expands; all prime family times. An independent acoustic survey (attached) from Aug 2021 concluded throughout that **this noise was already completely inappropriate for this context:** eg

*“An average ambient noise level of 63 dB(A) (...with regular spikes above 80dbA...) indicates that the noise level during a football match is above a level at which it could be considered to cause serious annoyance to the majority of people, according to WHO guidelines. Furthermore, the activities are taking place during the evening, whereas the WHO guideline levels are given for daytime periods.” “Furthermore, the proposed increased usage of the football pitch would be expected to result in more frequent annoyance for residents, thus further negatively impacting the amenity of residential spaces.”*

For many residents now the only recourse is to leave their homes during week-end leisure time. What could be a greater loss of amenity?

**The Licence applied for will inevitably exacerbate this already intolerable situation and fuel further expanded Club activity. It will attract more crowds, from a wider area, more often (potentially every day of the week) and late into the night.**

#### **Public nuisance and safety**

The ground, so enfolded in the area, has its sole car and main walking access through the conservation area streets, most immediately Brookburn Road. Residents frequently collect empty bottles and cans from kerbs and hedges after matches and find cans/bottles in (the wrong) wheelie bins on Wed morning. They see attendees urinating in the street or in gardens. Noise on the streets after matches inevitably increases and is often alcohol-laden. Despite notices against parking, residents throughout the ‘ville have recorded increased traffic, parking damaging verges etc. **Increased licencing will inevitably exacerbate all these nuisances.** Again it is both the **level of alcohol-driven nuisance** but also the **frequency of nuisance** that will be effected, since as above the Club wishes to use a Licence to increase its activity.

Permanent alcohol premises like pubs and off-licences are confined in size, with strictly regulated community impact. This club regularly now houses crowds approaching 1000 and aims to attract more, with no such regulation. To allow an unrestricted on and off-licence for alcohol in such a context is significant and will inevitably gravely increase nuisance, safety risk and harm.

#### **The protection of children from harm**

The Club is situated 200m from a Primary School and runs an after-school facility from its premises. Chorltonville is an area with many young families. How can a facility that does this also house simultaneous unrestricted alcohol sales? The proximity of this greatly increased alcohol provision must inevitably increase the risk of further nuisance and harm.

It is additionally already a serious concern for families and residential amenity, that the noise from evening matches interferes with family homework and going to bed-times for children. The Licence will just increase this disruption for children in their homes.

For all these reasons I urge the Authority not to grant this greatly extended all-day, every-day Alcohol Licence for on and off sales.

Best wishes



RES66

From: [REDACTED]

Sent: 14 November 2022 16:21

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

Subject: Fwd: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

Dear Mr Ware,

See my enclosed objection letter

Thanks

[REDACTED]

[REDACTED]

[REDACTED]

November 14<sup>th</sup> 2022

Mr Patrick Ware  
Premises Licensing  
Manchester City Council  
Albert Square  
PO Box 532  
M60 2LA

Dear Mr Ware,

Re: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

I write to object to the granting of this alcohol premises licence.

It seems clear from the wording on your website that this Licence would fuel a further significant expansion and extension of the Club's activities, even beyond football, that would be completely inappropriate for its context and result in serious further harms and loss of amenity for residents around.

### **Context**

The key problem is the **context the club sits in**. Most of its land is integrally part of the Chorltonville Residential Conservation Area, originally designed as a small sports ground (bowls, tennis etc) just for residents' use (confirmed in Deeds etc). In keeping with this original design, the ground is intimately related to residential properties, in places just 30 m from residents' gardens (see map appended below with a legend as an appendix to this letter). This small ground has now been turned into a *semi-professional football club with a catchment way beyond the community*. The Club's ambition has already way outgrown this context and is seriously negatively impacting community amenities. But they are determined to expand further. Expanding its alcohol licence will greatly fuel detriments to community amenity, both by i) exacerbating the impact of current activity and ii) by driving even more growth, even beyond football.

If I understand the Licence right it will allow the Club to provide on and off sales all day everyday – way beyond even the greatly expanded football use that has grown. Chorlton already benefits from many great pubs and off licences, integrated into the main village area and close by within ½ mile of the ground (the Bowling Green a few hundred yards away sponsors the Club). The Club premises by contrast lies on the other (meadows) side of the community, *its only access from Chorlton and beyond is*

through a few narrow residential streets in Chorltonville, concentrating traffic and activity to the site through a densely populated area.

**There is no need** for this extra on- and off- licence facility in the area. As the map shows there are at least 4 very good pubs and 6 Off-licences within a mile of the ground. This proposal purely benefits the Club's further expansion. It will be to the serious detriment of the neighbourhood in many ways, as well as presumably to the other trade in the area.

## **Noise**

No other Club pitch in Manchester we think is so close to family residences. Matchday noise is a massive and rapidly increasing issue. Crowd attendance has increased 6-fold in the last few years. The feeling as a resident is literally that of being inside a football crowd without having chosen to be there. Alcohol inevitably fuels the volume and the nature of the chanting as matches progress. This is not just occasional match days – it is commonly both weekend days and mid-week evenings, including practice sessions as the Club expands; all prime family times. An independent acoustic survey (attached) from Aug 2021 concluded throughout that **this noise was already completely inappropriate for this context:** eg

*“An average ambient noise level of 63 dB(A) (...with regular spikes above 80dbA...) indicates that the noise level during a football match is above a level at which it could be considered to cause serious annoyance to the majority of people, according to WHO guidelines. Furthermore, the activities are taking place during the evening, whereas the WHO guideline levels are given for daytime periods.”*

*“Furthermore, the proposed increased usage of the football pitch would be expected to result in more frequent annoyance for residents, thus further negatively impacting the amenity of residential spaces.”*

For many residents now the only recourse is to leave their homes during week-end leisure time. What could be a greater loss of amenity?

**The Licence applied for will inevitably exacerbate this already intolerable situation and fuel further expanded Club activity. It will attract more crowds, from a wider area, more often (potentially every day of the week) and late into the night.**

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The Club is situated 200m from a Primary School and runs an after-school facility from its premises. Chorltonville is an area with many young families. How can a facility that does this also house simultaneous unrestricted alcohol sales? The proximity of this greatly increased alcohol provision must inevitably increase the risk of further nuisance and harm.

It is additionally already a serious concern for families and residential amenity, that the noise from evening matches interferes with family homework and going to bed-times for children. The Licence will just increase this disruption for children in their homes.

For all these reasons I urge the Authority not to grant this greatly extended all-day, every-day Alcohol Licence for on and off sales.

Best wishes



#### **APPENDIX – MAP OF THE AREA WITH KEY POINTS below**

WDCAFC ground identified. Situated in Green Belt land appended to the bottom of Chorltonville Conservation Area (outlined with dotted line). Beyond the ground are meadows and paths only. The Club ground is situated about ½ mile from Beech Road village and then the rest of Chorlton beyond - separated from them by solely residential and residential conservation areas. It has no integration with other parts of the community, which is otherwise excellently served by facilities.

#### **Legend:**

1. Brookburn Primary School, 200m from the Ground
2. Bowling Green Pub, Club Sponsor, within a few hundred yards
3. Public House and Restaurant
4. Public House
5. Public House
6. Off-Licence within ½ mile of the Club
7. Brookburn Road – this shows that the **only access** from the rest of the village and beyond into the Club is through the Conservation area and down this narrow residential street within it.
8. Off-Licence
9. Off-Licence
10. Off-Licence
11. Beech Road local village area with shops, café's, restaurants etc – which serve the surrounding residential areas very well.

There are thus at least 4 pubs and 6 Off-Licences to my count within about a mile of the ground.



See Noise Impact Statement at the end of this document.

**From:** [REDACTED]  
**Sent:** 14 November 2022 16:04  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Cc:** Eve Holt <cllr.eve.holt@manchester.gov.uk>  
**Subject:** Re: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

12. Dear Mr Ware,

13.  
14. Please find enclosed my objection letter to this Licencing application – along with an independent noise impact assessment from 2021 as supporting information.

15.  
16. The map at the bottom of my letter should be helpful in understanding the situation.

17.  
18. I look forward to hearing from you

19.  
20. Best wishes

21. [REDACTED]  
22. [REDACTED]  
23. [REDACTED]  
24. [REDACTED]  
25. [REDACTED]  
26. [REDACTED]  
27. [REDACTED]  
28. [REDACTED]  
29. [REDACTED]  
30. [REDACTED]

[REDACTED]

November 14<sup>th</sup> 2022

Mr Patrick Ware  
Premises Licensing  
Manchester City Council  
Albert Square  
PO Box 532  
M60 2LA

Dear Mr Ware,

Re: Premises Licence (new) 281582/PW5: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

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## **Noise**

No other Club pitch in Manchester we think is so close to family residences. Matchday noise is a massive and rapidly increasing issue. Crowd attendance has increased 6-fold in the last few years. The feeling as a resident is literally that of being inside a football crowd without having chosen to be there. Alcohol inevitably fuels the volume and the nature of the chanting as matches progress. This is not just occasional match days – it is commonly both weekend days and mid-week evenings, including practice sessions as the Club expands; all prime family times. An independent acoustic survey (attached) from Aug 2021 concluded throughout that **this noise was already completely inappropriate for this context**: eg

*“An average ambient noise level of 63 dB(A) (...with regular spikes above 80dbA...) indicates that the noise level during a football match is above a level at which it could be considered to cause serious annoyance to the majority of people, according to WHO guidelines. Furthermore, the activities are taking place during the evening, whereas the WHO guideline levels are given for daytime periods.”*  
*“Furthermore, the proposed increased usage of the football pitch would be expected to result in more frequent annoyance for residents, thus further negatively impacting the amenity of residential spaces.”*

For many residents now the only recourse is to leave their homes during week-end leisure time. What could be a greater loss of amenity?

**The Licence applied for will inevitably exacerbate this already intolerable situation and fuel further expanded Club activity. It will attract more crowds, from a wider area, more often (potentially every day of the week) and late into the night.**

## **Public nuisance and safety**

The ground, so enfolded in the area, has its sole car and main walking access through the conservation area streets, most immediately Brookburn Road. Residents frequently collect empty bottles and cans from kerbs and hedges after matches and find cans/bottles in (the wrong) wheelie bins on Wed morning. They see attendees urinating in the street or in gardens. Noise on the streets after matches inevitably increases and is often alcohol-laden. Despite notices against parking, residents throughout the 'ville have recorded increased traffic, parking damaging verges etc. **Increased licencing will inevitably exacerbate all these nuisances.** Again it is both the **level of alcohol-driven nuisance** but also the **frequency of nuisance** that will be effected, since as above the Club wishes to use a Licence to increase its activity.

Permanent alcohol premises like pubs and off-licences are confined in size, with strictly regulated community impact. This club regularly now houses crowds approaching 1000 and aims to attract more, with no such regulation. To allow an unrestricted on and off-licence for alcohol in such a context is significant and will inevitably gravely increase nuisance, safety risk and harm.

### **The protection of children from harm**

The Club is situated 200m from a Primary School and runs an after-school facility from its premises. Chorltonville is an area with many young families. How can a facility that does this also house simultaneous unrestricted alcohol sales? The proximity of this greatly increased alcohol provision must inevitably increase the risk of further nuisance and harm.

It is additionally already a serious concern for families and residential amenity, that the noise from evening matches interferes with family homework and going to bed-times for children. The Licence will just increase this disruption for children in their homes.

For all these reasons I urge the Authority not to grant this greatly extended all-day, every-day Alcohol Licence for on and off sales.

Best wishes



### **APPENDIX – MAP OF THE AREA WITH KEY POINTS below**

WDCAFC ground identified. Situated in Green Belt land appended to the bottom of Chorltonville Conservation Area (outlined with dotted line). Beyond the ground are meadows and paths only. The Club ground is situated about ½ mile from Beech Road village and then the rest of Chorlton beyond - separated from them by solely residential and residential conservation areas. It has no integration with other parts of the community, which is otherwise excellently served by facilities.

#### **Legend:**

31. Brookburn Primary School, 200m from the Ground
32. Bowling Green Pub, Club Sponsor, within a few hundred yards
33. Public House and Restaurant
34. Public House
35. Public House
36. Off-Licence within ½ mile of the Club
37. Brookburn Road – this shows that the **only access** from the rest of the village and beyond into the Club is through the Conservation area and down this narrow residential street within it.
38. Off-Licence
39. Off-Licence
40. Off-Licence
41. Beech Road local village area with shops, café's, restaurants etc – which serve the surrounding residential areas very well.

There are thus at least 4 pubs and 6 Off-Licences to my count within about a mile of the ground.



**RES 68**

**From:** [REDACTED]

**Sent:** 14 November 2022 15:21

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

**Subject:** Reference: 281582/PW5

West Didsbury & Chorlton AFC

Application Type: Premises Licence (new)

Premises: West Didsbury & Chorlton AFC, Brookburn Road, Manchester, M21 8FF

Applicant: West Didsbury & Chorlton FC Ltd

Good afternoon,

I would like to object to the above licencing application.

The club already has a licence to serve alcohol at matches. I am at a loss to understand why they think it necessary to extend the licence or who the people are that they plan to serve alcohol to between 10:30 in the morning to 11pm at night, seven days a week.

I appreciate the clubs role in the local community and in promoting grass roots football and believe that the granting of an extended alcohol licence is contrary to these founding principles.

I am increasingly of the view that the club are approaching the point where they are in danger of outgrowing their premises in a residential area. As a neighbour living on [REDACTED] of fixtures, and the numbers attending gradually increasing. The crowds are, on the whole, good natured and I know that many families attend and that's all great but there is a rowdy minority and I have heard reports of people urinating in the local gardens and have often seen the discarded bottles and cans on the footpath leading to the ground after the fixtures myself. Parking problems are getting steadily worse on match days and I am concerned that the licencing extension could add to this fragile situation and the ability of emergency vehicles to get through.

I am concerned that the granting of the alcohol licence will cause the antisocial minority to increase and cause a public nuisance.

Thanks and regards,

[REDACTED]

**RES 69**

**From:** [REDACTED]

**Sent:** 14 November 2022 14:40

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

**Subject:** Premises application by West Didsbury & Chorlton AFC – reference 281582/PW5

We are local residents who live close to the above facility. Whilst we are supportive of the aims of the football club, within acceptable planning boundaries for such a facility located very close to a conservation area, we are concerned that this extensive in scope alcohol licence application will be detrimental to the local area.

The WDCFA club site includes a pre- and after-school club, in addition to its core activity of developing youth football. Also, the club site lies very close to Brookburn Primary school, and “walking buses” pass in front of the ground. Granting of an extensive alcohol licence would be at odds with minimising potential risk to both of these groups of children.

In our view, the extensive nature of the licence is likely to cause nuisance, including increased littering in the area (given the off-licence element in particular). We are also aware that residents who live close to the ground report excessive noise (with an independent environmental noise impact assessment supporting this). It is likely that increased availability of alcohol will increase this noise level during matches.

We have a further general observation that may be within your scope when considering this application. The local area is already well served by pubs and alcohol retailers who, particularly given the current economic conditions, may struggle further if potential business is transferred to the football ground.

Overall we conclude that the nature of the application does not appear to fit with the Club’s stated aims of supporting the community, particularly the youth sector. Therefore we object to the current application.

Kind regards

[REDACTED]

RES 70

From: [REDACTED]

Sent: 14 November 2022 14:02

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

Subject: West Didsbury & Chorlton AFC Licence application objection

I object to the application on the following grounds.

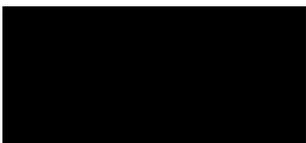
**Protection of Children.** The Club boasts about its role in supporting the local community and hosts a child care operation for primary age children in its clubhouse. The hours of operation of that facility would overlap the proposed licensing hours every school day afternoon and all day on school holidays.

**Public Nuisance** - Increase in alcohol sales and consumption will lead to increased anti-social behaviour and littering.

**Public Safety.** Access to the Club's building is via a narrow, private road and a single track, unlit, bridle path in the Mersey Valley. Both are used frequently by walkers, often before dawn and until well after dusk. The prospect of vehicle traffic mixing with pedestrians and/or encountering other vehicles on roads with nowhere to pass will pose significant risks to safety. The careless and thoughtless parking often evident on access roads around pubs is very likely to impede access for emergency services in the event they are required on site.

**Public Safety.** The bridle path is very narrow. It has no refuge for pedestrians who often have to give way when traffic assertively passes along it. Visibility for drivers is often poor, Vehicles accessing and leaving a pub will be much more random, thus increasing significantly the risk to pedestrians and other vehicles.

**Public Safety.** The entry to the bridle path is gated. It marks the entrance to the Mersey Valley at that point. The Club opens the gate during home matches. It often marshals traffic on Brookburn Road to avoid visitor parking causing residents difficulties with vehicle access to their homes and to ensure the road remains clear for emergency services. The gate is a visual barrier that warns vehicle drivers who don't know the road that they cannot proceed and thus helps with separation of vehicles and pedestrians. The gate is also the main barrier that prevents powered off-road vehicles from accessing the Mersey Valley and disrupting its pedestrian and cyclist users. The operation of a Public House on the Club's grounds would require the gate to be open much more frequently and consequently increase significantly the risk of vehicles encountering pedestrians. The open gate would give easy access for motor cycles into the Mersey Valley, where they are a major hazard and nuisance.



**RES 71**

**From:** 

**Sent:** 14 November 2022 13:19

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

**Subject:** 281582/PW5

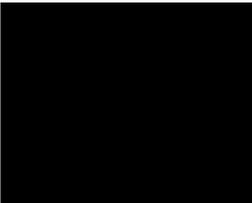
Hello,

Having walked this area this morning I would broadly support the comments already made by Chorlton Committee concerning the expansion of the sports ground so very, very close to residential houses and their gardens.

Sadly, not much empathy is needed to understand that the residents will have much reduced comfort within their homes. There will be no peace in their gardens either. It is admirable that people should have access to sports but it seems so unfair that others should have their home lives damaged. If you can't reasonably have peace within your home and garden, where can you have it?

Think of the times being applied for too. The proposal is all week long to end at 11pm. With alcohol being served until late, daily and everyone then having to exit close to resident's front doors and bedrooms. This cannot be just.

Thank you.



**RES 72**

**From:** [REDACTED]

**Sent:** 14 November 2022 13:07

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

**Subject:** Expansion of Chorlton and West Didsbury Football Club and Licensing Application

Premises Licence (new) Ref: 281582/PW5  
West Didsbury & Chorlton AFC,  
Brookburn Road, Manchester, M21 8FF

Dear Manchester Licensing,

I wish to object to the proposed license application Ref: 281582/PW5 on the following grounds :

I live within the Chorltonville conservation area and have grave concerns regarding the club's application.

It is a football club, set up for health and wellbeing. Not selling alcohol. There are unintended consequences whenever alcohol is served. Plus the context within football grounds can lead to antisocial behaviour that everyone regrets.

My concerns are

- **The prevention of crime and disorder**
- **Public safety**
- **The prevention of public nuisance.**
- **The protection of children from harm**

The expansionist vision and ambition of the club appears to outgrow the amenity of the ground to cope. Thus having a hugely negative impact on the right of peaceful enjoyment of their (the club's) neighbours and families.

Yours sincerely,

[REDACTED]

## RES 73

**From:** [REDACTED]

**Sent:** 14 November 2022 12:59

**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>; John Hacking <cllr.john.hacking@manchester.gov.uk>; Mathew Benham <cllr.Mathew.Benham@manchester.gov.uk>; Eve Holt <cllr.eve.holt@manchester.gov.uk>

**Subject:** Application by WDCFCA 281582/PW5

I wish to put in an objection to the above application. There are many reasons why this application should not be granted..

I question the need for a football club, situated in a quiet residential area and a Conservation area to have what is effectively a licence equivalent to that of a public house or licensed bar. There seems to be no stated purpose for this application that lies within the club's often stated aims and purpose.

As the club likes to remind us, the site is used, amongst other things, as a pre- and after-school club as well as accommodating up to 300 children in teams associated with the club, and surely the sale of alcohol, presumably to any member of the public, on a site with small children is inappropriate and potentially risky.

If sales of alcohol can continue all day until late at night seven days a week this will inevitably cause nuisance both to premises adjacent to the club and to near neighbours (who have already had to collect used bottles and cans from fans attending matches). It is wholly inappropriate for licensed premises to be on a private estate in an environmentally sensitive area. The very existence of the club in the heart of Chorltonville with the noise, littering, parking issues and general football match ethos, is causing immense distress to many of the residents. The addition of alcohol to this mix can only make things worse.

If the club is to change its status from considering itself a community facility to a full time commercial licensed premises then this must surely be taken into consideration by the planning authority and appropriate restrictions imposed.

Kind regards



West Didsbury & Chorlton AFC

Ref 281582/PW5

RECEIVED

14 NOV 2022

PREMISES TEAM

I object to the granting of a licence to the above

Why does a football club on the edge of a residential area need to open for so many hours seven days a week (change of use?)

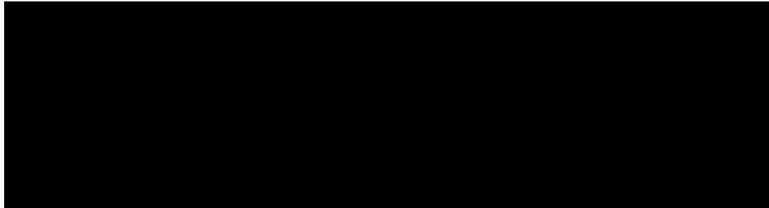
There are already FIVE PUBS less than five minutes away (one already supports the club) which can serve the public in a safe environment deal with underage drinking + the inevitable problems drinking produces you taking away that trade

Please consider the impact on local residents when considering the opening times, not just for football matches but open to the public. We already have to put up with excessive noise chanting + banging on stand floors, lights flood light, pata bars + cabins which can be seen from houses in a Conservation Area (all the rules we have to follow)

The residents pay for the road + pavement leading to the club. Believe me the total on mental health is huge already take fully on us

They provide a service to children but this  
is not the right rate for a long hour  
drinking area because it won't stop there.

Thank you for reading my opinion



**London office**

1B(c) Yukon Road  
London  
SW12 9PZ  
Tel: 0203 475 2280

**Manchester office**

105 Manchester Road  
Bury  
BL9 0TD  
Tel: 0161 850 2280

# MEADOW BANK, CHORLTONVILLE, MANCHESTER

## NOISE IMPACT ASSESSMENT

Report **16986-NIA-01**

Prepared on 31 August 2021

Issued For:



## Executive Summary

---

This noise impact assessment has been undertaken in order to assess the use of the West Didsbury & Chorlton AFC sports pitch adjacent to Meadow Bank, Chorltonville, Manchester.

The proposed usage is for 24 mid-week matches per season, an increase from the current 12 per season.

Attended noise measurements have been undertaken at existing noise sensitive receivers, next to the sports field, in order to determine the noise levels currently experienced due to noise from the football pitch.

An environmental noise survey has also been undertaken in the same location to determine the existing ambient noise level in the absence of a football match.

The nearest identified receiver has been identified as the rear garden of a dwelling on Meadow Bank. It should be noted that if there are closer receivers that Clement Acoustics is not aware of, a reassessment will be necessary, and this should therefore be confirmed by the Client.

It has been demonstrated that compliance with the established criterion is not currently achieved, and therefore it may be appropriate to consider the introduction of mitigation measures.

The following assumptions have been made:

- The sports pitches could be in during weekday evening hours
- Football pitch and receiver locations are as established in this report and marked on the attached site plan
- No mitigation is currently in place

If there is any deviation from the above, Clement Acoustics must be informed, in order to establish whether a reassessment is necessary.

Clement Acoustics has used all reasonable skill and professional judgement when preparing this report. The report relies on the information as provided to us at the time of writing and the assumptions as made in our assessment.

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## List of Attachments

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16986-SP1	Indicative Site Plan
16986-TH1	Noise Time History of Football Match
Appendix A	Glossary of Acoustic Terminology

Document Revision	Date of Revision	Reasons for Revision	Revision By
0	31/08/2021	First Issue	

## 1.0 INTRODUCTION

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Clement Acoustics has been commissioned by [REDACTED] to measure existing noise levels at Meadow Bank, Chorltonville, Manchester. Measured noise levels have been used to determine the noise impact of the adjacent playing field facilities associated with West Didsbury & Chorlton AFC.

This report presents the results of the attended and environmental noise surveys followed by noise impact calculations and discusses the results in relation to relevant standards.

An acoustic terminology glossary is provided in Appendix A.

## 2.0 SITE DESCRIPTION

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The existing West Didsbury & Chorlton AFC site is currently used as playing fields for use by a local football club.

Current proposals are to increase the number of mid-week matches from 12 to 24 per season.

An assessment has been undertaken considering the following standards:

- World Health Organisation (WHO) Guidelines for Community Noise
- BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings'
- Artificial Grass Pitch (AGP) Acoustics – Planning Implications

The rear gardens of residential houses on Meadow Bank have been identified as the nearest affected residential receivers. These nearest noise sensitive receivers were identified through observations on-site. If there are any receivers closer to that identified within this report then a further assessment may need to be carried out. Therefore, the closest noise sensitive receivers should be confirmed by the client.

Locations are shown in attached site plan 16986-SP1.

### 3.0 ENVIRONMENTAL NOISE SURVEY

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#### 3.1 Unattended Noise Survey Procedure

Measurements were undertaken at one position as shown on indicative site drawing 16986-SP1. The choice of this position was based both on accessibility and on collecting representative noise data in relation to the nearest affected receiver, during a period with no football matches taking place.

The surroundings and position used for the monitoring location are described in Table 3.1.

Position No.	Description
1	The microphone was mounted on a tripod approximately 1.5 m above ground level, in the rear garden of 17 Meadow Bank. <sup>[1]</sup>

**Table 3.1: Description of unattended monitoring location**

**Note [1]:** The position was considered to be free-field according to guidance found in BS 4142: 2014, and a correction for reflections has therefore not been applied.

Continuous automated monitoring was undertaken for the duration of the survey between 21:50 on 17 August 2021 and 16:00 on 20 August 2021.

The measurement procedure generally complied with BS 7445: 1991: '*Description and measurement of environmental noise, Part 2- Acquisition of data pertinent to land use*'.

#### 3.2 Attended Noise Survey Procedure

Attended noise measurements of a football game were undertaken at one position on 17 August 2021, at the location described in Section 3.1 above, to provide an understanding of the prevailing noise environment with a football match taking place.

Continuous automated monitoring was undertaken for the duration of the survey between 19:40 and 21:40 on Tuesday 17 August 2021.

At the time of the survey, the ambient noise profile was largely dominated by noise due to activities taking place on the playing field.

The noise levels measured at the monitoring position were considered suitably representative of noise from the playing fields only, being away from any main roads.

The sound level meter was mounted on a tripod approximately 1.5 m above ground level under free-field conditions at the location described in Table 3.2.

Position No.	Description
1	The microphone was mounted on a tripod approximately 1.5 m above ground level, in the rear garden of 17 Meadow Bank. <sup>[1]</sup>

**Table 3.2: Description of attended monitoring location**

**Note [1]:** The position was considered to be free-field according to guidance found in BS 4142: 2014, and a correction for reflections has therefore not been applied.

### 3.3 Weather Conditions

At the time of set-up and collection of the monitoring equipment and during the attended measurements, the weather conditions were generally dry with light winds. It is understood that the weather conditions during the unattended survey remained dry with light winds.

It is considered that the weather conditions did not significantly adversely affect the measurements and are therefore considered suitable for the measurement of environmental noise.

### 3.4 Equipment

The equipment calibration was verified, by means of a field verification check, before and after use and no abnormalities were observed.

The equipment used was as follows.

- 1 No. Svantek Type 977 Class 1 Sound Level Meter
- Norsonic Type 1251 Class 1 Calibrator

## 4.0 RESULTS

### 4.1 Unattended Noise Survey Results

The  $L_{Aeq:5min}$ ,  $L_{Amax:5min}$ ,  $L_{A10:5min}$  and  $L_{A90:5min}$  acoustic parameters were measured at the location shown in site drawing 16986-SP1.

The average ambient noise level for the relevant period is summarised in Table 4.1.

Time Period	Average ambient noise level
	$L_{eq:T}$
Football Match Hours (19:40 - 21:40)	49 dB(A)

**Table 4.1: Average ambient noise level**

### 4.2 Attended Noise Survey Results

For the measurement of football match noise in the residential garden, the  $L_{Aeq,1min}$  noise levels have been obtained, and the ambient noise level for the whole period averaged over 120 minutes has been derived from these values.

The time history of noise levels measured during the football match are shown in Figure 16986-TH1, with the averaged ambient noise level shown in Table 4.2.

Position	Duration	$L_{eq,T}$	Noise Source Description
1	120 min	63 dB(A)	Dominant source of noise was from football match.

**Table 4.2: On-site measured noise levels**

## 5.0 NOISE CRITERIA

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### 5.1 World Health Organisation Guidelines

The World Health Organisation (WHO) document ‘*Guidelines for Community Noise*’ 1999 gives guideline noise level values for specific environments.

The guidance of the document with regards to outdoor noise levels for dwellings is as follows:

*“To protect the majority of people from being seriously annoyed during the daytime, the outdoor sound level from steady, continuous noise should not exceed 55 dB  $L_{Aeq}$  on balconies, terraces and in outdoor living areas. To protect the majority of people from being moderately annoyed during the daytime, the outdoor sound level should not exceed 50 dB  $L_{Aeq}$ .”*

### 5.2 BS 8233: 2014 External Noise Criteria

The guidance of BS 8233: 2014: ‘*Guidance on sound insulation and noise reduction for buildings*’, with regards to external amenity spaces, is as follows:

*“For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB  $L_{Aeq,T}$ , with an upper guideline value of 55 dB  $L_{Aeq,T}$  which would be acceptable in noisier environments.”*

The site is an area that would be considered suburban. We would therefore recommend the guidance guideline value of  $L_{Aeq,T}$  50 dB(A) would be an appropriate target.

### 5.3 Artificial Grass Pitch (AGP) Acoustics – Planning Implications

Sports pitches will also be assessed according to the recommendations of Sport England document ‘*Artificial Grass Pitches (AGP) Acoustics – Planning Implications*’.

This document gives recommended methodologies for calculating the noise level due to AGP use at different receivers.

The guidance of the document with regards to setting a noise limit for noise emissions is as follows:

*“The determining noise criteria for AGPs proximity to residential properties, to avoid moderate annoyance in the daytime and evenings, as set by the World Health Organisation’s ‘*Guidelines for Community Noise*’: 50 dB  $L_{Aeq(1hour)}$  upper noise limit external to residential properties and within external living areas.”*

#### 5.4 Proposed Noise Level Criteria

On the basis of Sections 5.1 to 5.3 above, it can be seen that a noise level of  $L_{Aeq,T}$  50 dB would be suitable as a proposed criterion to be achieved at the worst affected dwellings.

### 6.0 SPORTS PITCHES NOISE IMPACT ASSESSMENT

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#### 6.1 Receiver Description

The closest receiver is located to the north of the football pitch, on Meadow Bank. The centre of the rear garden of the property is located approximately 30 m from the sideline of the pitch. The centre of the goal line of the football pitch is located approximately 60 m from this receiver.

#### 6.2 Noise Impact Assessment

Measured noise emission levels due to the football pitch are shown in Table 6.1.

Receiver	Recommended Criterion	Noise Level at Receiver (due to sports pitch)
Nearest Residential Garden	$L_{Aeq,120min}$ 50 dB(A)	$L_{Aeq,120min}$ 63 dB(A)

**Table 6.1: Noise levels and project criterion at noise sensitive receivers**

As shown, measured noise levels are significantly (13 dB) above the recommended criterion, as well as being 14 dB above the ambient noise level of 49 dB(A) when a football match was not taking place.

The time history of the football match, shown in 16986-TH1 shows a clear increase in noise levels during the football match, with an identifiable half-time period when noise levels reduce, before increasing again for the second half.

Also of note is the increase in maximum noise levels during periods of play, with these regularly reaching a level that exceeds  $L_{AFmax}$  80 dB (A).

An average ambient noise level of 63 dB(A) indicates that the noise level during a football match is above a level at which it could be considered to cause serious annoyance to the majority of people, according to WHO guidelines.

Furthermore, the activities are taking place during the evening, whereas the WHO guideline levels are given for daytime periods. The WHO document states that “sound levels during the evening and night should be 5 – 10 dB lower than during the day”, suggesting that an evening guideline noise level

of  $L_{Aeq,T}$  45 dB could be more appropriate. However, with measured ambient background levels during the evening of  $L_{Aeq}$  49 dB, a target of  $L_{Aeq,T}$  45 dB may not be achievable in practice.

The above points are a strong indication that mitigation measures should be considered in order to reduce the noise level from the football pitch to within the recommended range.

It should also be noted that the AGP document recommends a distance of 40 m from the side of the pitch as the distance at which noise levels of  $L_{Aeq,T}$  50 dB are likely to be achieved. As detailed in Section 6.1, the centre of the closest garden is approximately 30 m from the side of the pitch, therefore indicating that the location of the pitch may not be appropriate given the proximity of residential gardens.

Consequently, the proposed increase to the number of matches would not be considered appropriate at this stage. Before considering an intensification of use, we would recommend that it would be reasonable to first consider mitigation measures, with a demonstration that the impact of noise can be reduced to a level that complies with the guidance of relevant standards.

## 7.0 CONCLUSION

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An environmental noise survey and attended noise measurements have been undertaken at Meadow Bank, next to West Didsbury & Chorlton AFC. Criteria have been set for noise emissions arising from the use of playing field facilities, based on the set requirements of relevant guidance documents and standards.

Comparing onsite measured noise levels to the guidance from the relevant documents indicate that external noise levels exceed those of the relevant criteria and are an indication that serious annoyance is considered likely for the majority of people experiencing the noise.

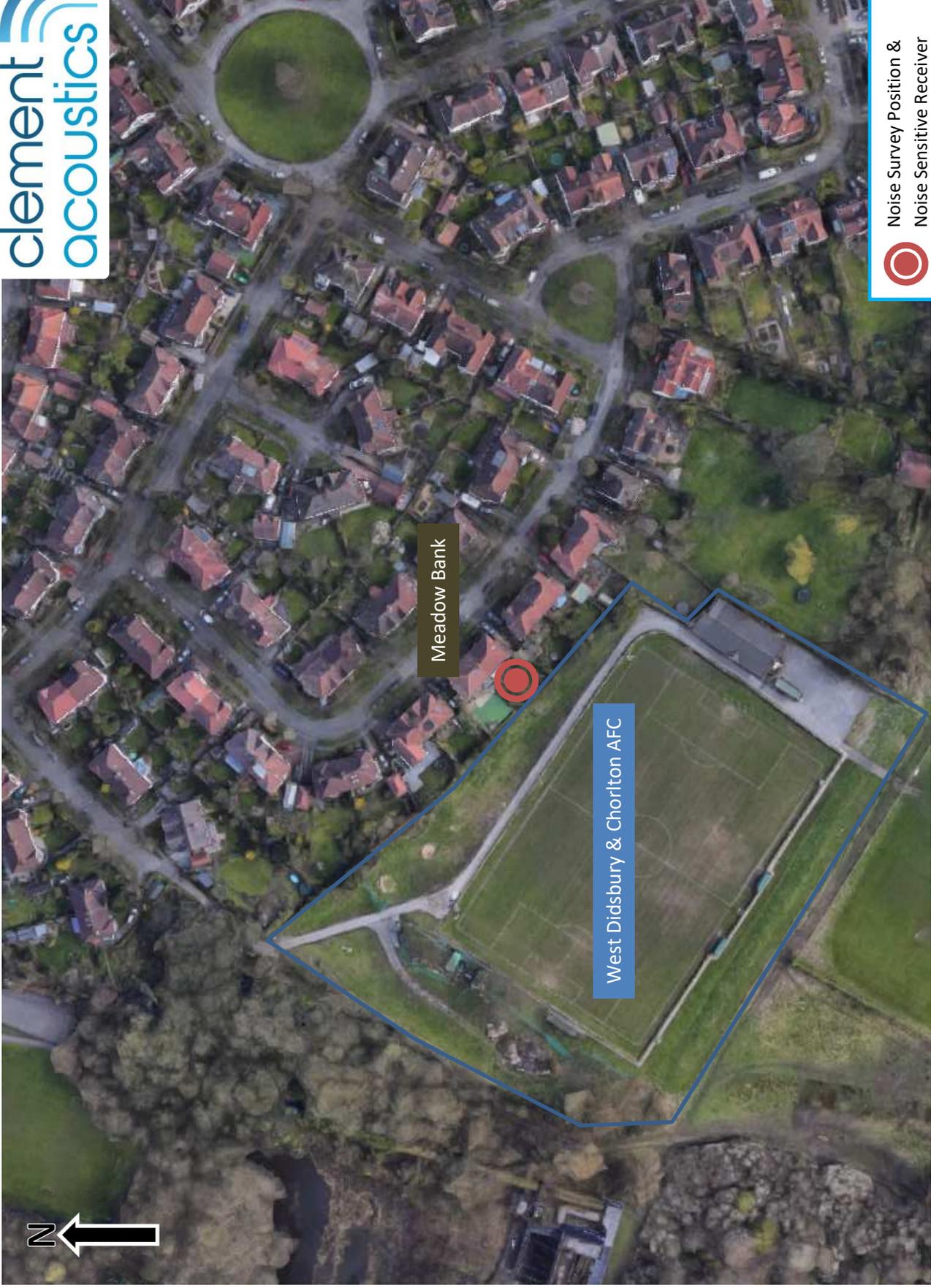
It is therefore recommended that it would be appropriate to explore the option of mitigation measures to be put in place. Furthermore, the proposed increased usage of the football pitch would be expected to result in more frequent annoyance for residents, thus further negatively impacting the amenity of residential spaces.

**Author**

31 August 2021

**Reviewed &  
Approved**

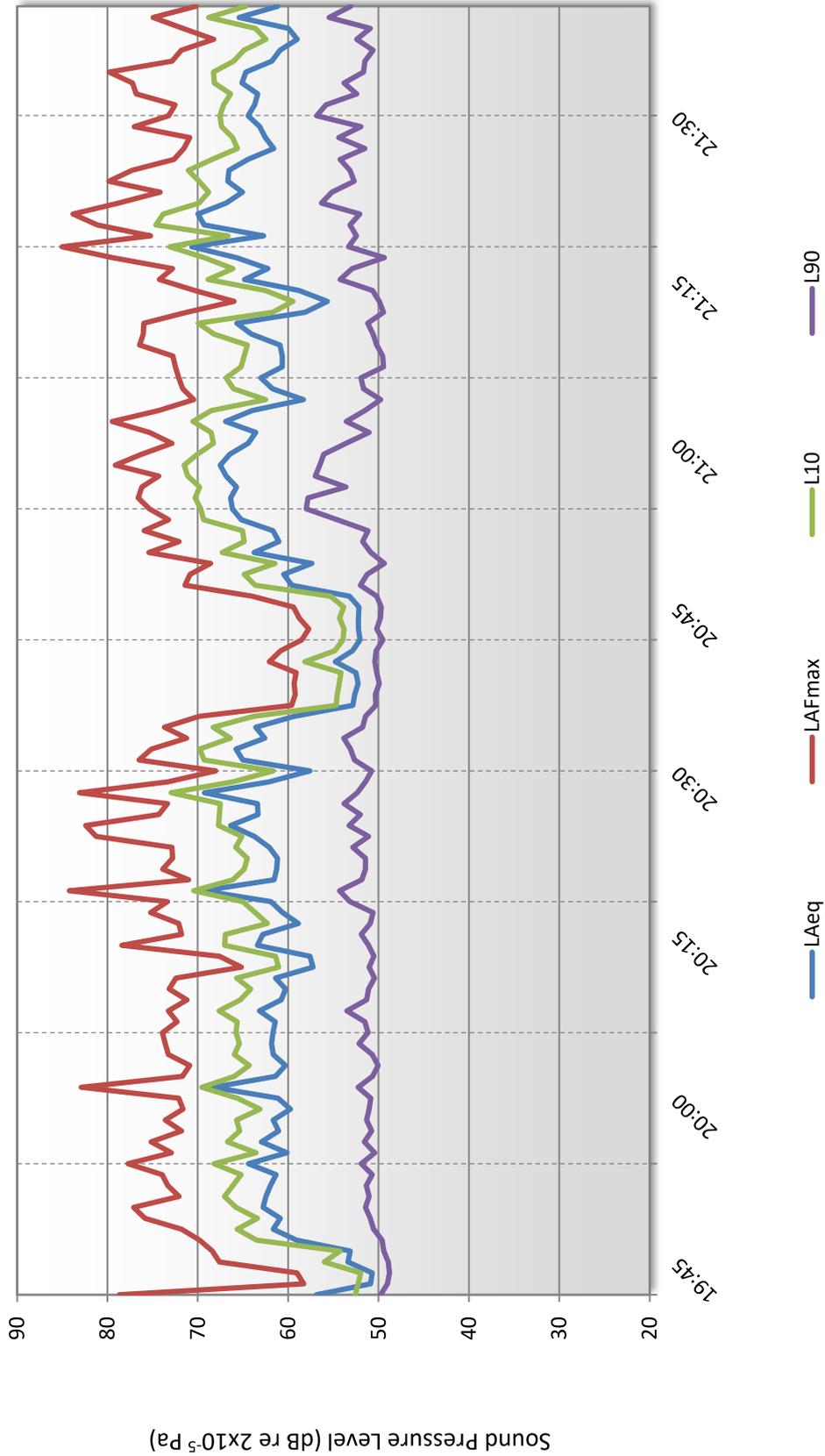
31 August 2021



 Noise Survey Position &  
Noise Sensitive Receiver

### Meadow Bank, Chorlton, Manchester

Environmental Noise Time History  
17/08/2021



## GLOSSARY OF ACOUSTIC TERMINOLOGY

### **dB(A)**

The human ear is less sensitive to low (below 125Hz) and high (above 16kHz) frequency sounds. A sound level meter duplicates the ear's variable sensitivity to sound of different frequencies. This is achieved by building a filter into the instrument with a similar frequency response to that of the ear. This is called an A-weighting filter. Measurements of sound made with this filter are called A-weighted sound level measurements and the unit is dB(A).

### **L<sub>eq</sub>**

The sound from noise sources often fluctuates widely during a given period of time. An average value can be measured, the equivalent sound pressure level L<sub>eq</sub>. The L<sub>eq</sub> is the equivalent sound level which would deliver the same sound energy as the actual fluctuating sound measured in the same time period.

### **L<sub>10</sub>**

This is the level exceeded for not more than 10% of the time. This parameter is often used as a "not to exceed" criterion for noise

### **L<sub>90</sub>**

This is the level exceeded for not more than 90% of the time. This parameter is often used as a descriptor of "background noise" for environmental impact studies.

### **L<sub>max</sub>**

This is the maximum sound pressure level that has been measured over a period.

### **Octave Bands**

In order to completely determine the composition of a sound it is necessary to determine the sound level at each frequency individually. Usually, values are stated in octave bands. The audible frequency region is divided into 10 such octave bands whose centre frequencies are defined in accordance with international standards.

### **Addition of noise from several sources**

Noise from different sound sources combines to produce a sound level higher than that from any individual source. Two equally intense sound sources operating together produce a sound level which is 3dB higher than one alone and 10 sources produce a 10 dB higher sound level.

### Attenuation by distance

Sound which propagates from a point source in free air attenuates by 6dB for each doubling of distance from the noise source. Sound energy from line sources (e.g. stream of cars) drops off by 3dB for each doubling of distance.

### Subjective impression of noise

Sound intensity is not perceived directly at the ear; rather it is transferred by the complex hearing mechanism to the brain where acoustic sensations can be interpreted as loudness. This makes hearing perception highly individualised. Sensitivity to noise also depends on frequency content, time of occurrence, duration of sound and psychological factors such as emotion and expectations. The following table is a reasonable guide to help explain increases or decreases in sound levels for many acoustic scenarios.

Change in sound level (dB)	Change in perceived loudness
1	Imperceptible
3	Just barely perceptible
6	Clearly noticeable
10	About twice as loud
20	About 4 times as loud

### Barriers

Outdoor barriers can be used to reduce environmental noises, such as traffic noise. The effectiveness of barriers is dependent on factors such as its distance from the noise source and the receiver, its height and its construction.

### Reverberation control

When sound falls on the surfaces of a room, part of its energy is absorbed and part is reflected back into the room. The amount of reflected sound defines the reverberation of a room, a characteristic that is critical for spaces of different uses as it can affect the quality of audio signals such as speech or music. Excess reverberation in a room can be controlled by the effective use of sound-absorbing treatment on the surfaces, such as fibrous ceiling boards, curtains and carpets.