

Premises Licence (new) 282129/AM2: Yakoyo, 55 Kenyon Lane, Manchester, M40 9JG,  
(Moston ward)

[REDACTED]  
Mon 21/11/2022 22:07

To: Premises Licensing <[Premises.Licensing@manchester.gov.uk](mailto:Premises.Licensing@manchester.gov.uk)>  
[REDACTED]  
[REDACTED]

To Whom It May Concern,

I am the neighbourhood beat officer for the Moston / New Moston area within Greater Manchester Police.

I am writing to you with regards to the above premises licence application. I wish to object to this application on the following grounds:

- **The prevention of crime and disorder:** This premises is situated on a residential street within a row of small shop front type premises set between residential terraced housing. It is on the boundary of an area of high crime and ASB within the ward. The introduction of yet another premises for the consumption of alcohol within this confined area would only exacerbate the issues here. GMP and MCC have successfully worked together previously to obtain a closure order on a similar premises, and are in the process of working towards yet another closure order for a similar premises, due to levels of ASB, noise and crime associated with the premises. There are no details concerning the use of SIA approved door staff at the premises.
- **Public safety:** There are concerns regarding parking outside the premises and the risks to road users should there be an increase patrons to such a premise. This is a busy thoroughfare with limited on street parking nearby.
- **The prevention of public nuisance:** Given these premises are situated within a residential street I cannot foresee the noise of recorded music and live music until 3am reasonably being prevented from disturbing residents. There are residential flats above these premises and on either side with the row bordered by terraced accommodation and housing at the rear of the property. It is not reasonable to expect local residents to cope with this level of noise until such an hour.




Should you need any further information please do not hesitate to contact me.

Best Regards,

[REDACTED] PC 9979

## GREATER MANCHESTER POLICE - REPRESENTATION

### About You

Name	<b>PC Alan Isherwood</b>
Address including postcode	 Manchester Town Hall Extension Lloyd Street Manchester
Contact Email Address	
Contact Telephone Number	

### About the Premises

Application Reference No.	<b>LPA 282129</b>
Name of the Premises	<b>Yakoyo</b>
Address of the premises including postcode	55 Kenyon Lane, Manchester M40 9JG

### Your Representation

Please outline your representation below and continue overleaf. This should describe the likely effect of the grant of the licence on the licensing objectives on and in the vicinity of the premises in question.

Please accept this as formal notification of the Greater Manchester Police objection to the premises licence in relation to the above premises on the grounds of Prevention of Crime and Disorder and the Prevention of Public Nuisance, Public Safety and the Protection of Children from Harm.

The operating schedule which accompanies the application offers very little in terms of enforceable conditions. The conditions that have been offered are very vague and generic which gives the impression that the applicant has a limited understanding of the Licensing Objectives, which raises concerns about how the premises will be operated.

The likely effect of the grant of the Premises Licence with such a scant operating schedule is that all 4 of the Licensing Objectives will be undermined.

We therefore ask that this application is refused.

CLlr 1

Premises Licence (new) 282129/AM2: Yakoyo, 55 Kenyon Lane, Manchester, M40 9JG, (Moston Ward)

Paula Appleby [REDACTED]

Sun 20/11/2022 13:09

To: Premises Licensing <[Premises.Licensing@manchester.gov.uk](mailto:Premises.Licensing@manchester.gov.uk)>

[REDACTED]

<[REDACTED]>

<[REDACTED]>

To whom it may concern,

I wish to oppose this application for a premises license for the following reasons.

The location of this premises is on the perimeter of the highest crime and ASB area within Moston, Harpurhey and Charlestown Wards.

The premises is a small premises sited with some shops within a row of terrace houses. There are private residences above the shops.

Kenyon Lane is in a residential area.

Live music is not appropriate in a small premises situated within residential properties, I do not understand how the live music could be contained within the premises with no impact on surrounding properties and outside on the street.

The hours of opening are too long and should fall into the hours of similar properties in the area. The sale of alcohol in nearby premises commences usually at 12.00 noon and ends on weekdays at between 11.00 pm – midnight.

For the late-night sale of alcohol license to 3.00 am I have concerns about noise and people leaving the premises in this residential area.

There is no statement or criteria of when SIA Licensed door staff will be used.

Thank you  
CLlr Appleby

\*\*\*\*\*

RES 1

**From:** [REDACTED]  
**Sent:** 30 November 2022 07:56  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Ref: 282129/AM2 - Application Rejection

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Morning,

I am writing to confirm my rejection in relation to the licence application of Yakoyo. This is a built up area with many family housing surrounding the restaurant. Moston Lane already has numerous restaurants and shops which sell alcohol.

Kenyon Lane has seen a raise in anti social behaviour in the last couple of years due to the premises which are already serving food and drink. Some of these have been highlighted on the local news.

This application will only increase noise, anti social behaviour and affect the children who live near to the premises if alcohol and music are allowed until 3am.

[REDACTED]  
[REDACTED]

Sent from my iPhone

RES 2

From: [REDACTED]  
Date: 29/11/2022 6:40 pm (GMT+00:00)  
To: premiseslicensing@manchester.gov.uk  
Subject: 55 Kenyon Lane M40 9PJ

I wish to strongly object to the above licensing application for the following reasons.

The property is in a residential area.

The opening hours will cause neighbourhood disturbance. There has been previous problems with anti social behaviour connected to properties within the immediate vicinity needing police intervention. Parking facilities would not accommodate the number of vehicles which may frequent the property. Noise from music whether live or recorded, also vehicle noise would cause major disruption to the local residents.

A local primary school is situated only yards away from the property, opening hours would coincide with the school run Monday to Friday.

There is already a social club opposite 55 Kenyon Lane.

Regards

[REDACTED]

**Res 3**

**From:** [REDACTED]  
**Sent:** 29 November 2022 16:51  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** 55 Kenyon Lane M409JG

Hi

strongly opposed to this premises above to have a licence of such nature. this local community does not need the noise pollution or another drinking establishment in its locally also its local to schools and residential areas that will be affected but it applications

Please to not approve this application

Thanks

[REDACTED]  
Moston Manchester resident

RES 4

**From:** [REDACTED]  
**Sent:** 29 November 2022 16:50  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** 55 Kenyon Lane

As a local resident I wish to object to the application submitted by the above premises.

My objection is based on the below;

- The premises is located in a primarily residential area. In line with other establishments in the area, the premises should follow the opening and closing times of these. Early and late openings should be kept within the city centre where there are resources to monitor.
- There is fear in the community that any music from the establishment will be excessive especially for the lengthy hours stipulated and once the business is open, raising concerns and having issues addressed becomes harder for the community.
- There will increased footfall/traffic/parking violations at unsociable hours following the closure of the premises at 3am on 3 days a week - again this is a residential area.
- Increased noise and anti social behaviour at unsociable hours especially at closing times. It has been regularly witnessed by local residents that there is already drinking taking place in the rear passageway and urinating from users of a variety of premises on Kenyon Lane, along with numerous vehicles parked all over the pavement with loud music on and people congregating around
- There will be an increased volume of litter in an already heavily littered and fly tipped area of Manchester, in particular the rear of the premises on Kenyon Lane.
- Many premises on and around Moston Lane have had their alcohol licences refused especially after being dubbed alcohol alley by the Manchester Evening News. This was welcomed by local residents. I think it would now be an insult to grant a new licence and especially for the times requested for yet another premises.

Regards

[REDACTED]

RES 5

**From:** [REDACTED]  
**Sent:** 29 November 2022 16:09  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** 55 Kenyon Lane

Sir/Madam,

I live at [REDACTED] and I am writing to object to the license at 55 Kenyon Lane.

There is already a lot of antisocial behaviour in the area. In the past few years only, there have been multiple stabbings and fights. On one night, I had to call the police twice within half an hour regarding two different incidents.

[REDACTED] Whilst open throughout the night, the music was loud and people leaving the premises were noisy, urinating in people's gardens, littering, drunk driving and drunken customers arguing with neighbours. I was also beckoned by a customer in a van to come over to him, and he followed me to my door when I ignored him.

This is my worry of what will happen should somewhere serving alcohol and playing music into the early hours of the morning, open again.

In addition, the alleyway behind this property [REDACTED]. I have frequently witnessed people from these properties urinating and vomiting in the alleyway, and have been propositioned by a few. My fear is that this would increase if the license was given.

My suspicions are that some of the properties on this row are already open throughout the night and serving alcohol. I do not think that we need to increase this.

Thank you,

[REDACTED]  
[REDACTED]



**RES 7**

From: [REDACTED]

To: premises.licensing@manchester.gov.comuk

Date: Tue, 29 Nov 2022 20:15:14 +0000

Subject: 55 kenyon lane

To whom

I must protest about the alcohol license that been applied for 55 kenyon lane M409jg. This application has been put forward more than 2x and I like the rest of the residents have ask for this to be refused.

The house and shop is next door to to many residents to have music playing and band playing till 03.00hr and is a family area. The applicant has no intrest in the residents who live in this area. As they believe they are ok in applieing for the license.

It is on record with Manchester City Council the trouble that has been there before with parties and alcohol being sold in the shop with out a license and GMP know about this too.

I live at [REDACTED] And have lived [REDACTED] And to see the place turn into the dump it is today is heart breaking. Most of the garages and shop don't take into account that we live on this street and leve there rubbish and drugs and damage cars on the street where we live. And they are again applying for an alcohol license. I will be emailing my local MP and councilor to Paula Appleby to assist with this matter as they did the last time an alcohol license was applied.

I'm all for music and drinking but only in the right place and a old shop with residents only doors away isn't the right place.

[REDACTED]

[REDACTED]

[REDACTED]

**RES 8**

**From:** [REDACTED]  
**Sent:** 29 November 2022 21:15  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** License application

Re: Application for 55 Kenyon Lane M409JG

I strongly oppose to this application, as a local resident close by to the premises, I believe this will add to antisocial behaviour, noise, fly tipping, criminal activity. The location is within a residential area, There are already many issues within the area of high crime drug and alcohol abuse, poor mental and physical health. Poor housing fly tipping. There already appears a lot of this kind of businesses in the local area, possibly some without a license. It may be a good idea to complete un announced inspections or some kind of audit. I feel this kind of establishment will not bring any good to an already fairly neglected area of the community.

Local resident

[REDACTED]

RES 9

**From:** [REDACTED]  
**Sent:** 30 November 2022 19:42  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Licensing Application: Patience Ukonga 55 Kenyon Lane, Moston M40 9JG

**To Whom it May Concern**

I am aware of an Application of a ***Premises Licence under the Licensing Act 2003*** made by Patience Ukonga in respect of the provision of regulated entertainment (live music, recorded music) indoors.

Live Music – Friday and Saturday 11.00 pm to 3.00am, Sunday 11.00 pm to 12.00 am

Recorded Music – Thursday to Saturday 8.00 am to 3.00 am, Sunday 8.00 am to 12.00 am

Provision of late-night refreshments: Indoors Friday and Saturday 11.00 pm to 3.00 am, Sunday 11.00 pm to 12.00 am

The supply of alcohol for consumption on the premises only Monday to Wednesday 8.00 am to 11.00 pm,

Thursday to Sunday 8.00 am to 3.00 am

Opening Hours Monday to Sunday 8.00 am to 3.00 am

At the premises of 55 Kenyon Lane, M40 9JG.

I am writing to you as a resident of Moston to object to the application in total.

The premises are in a residential area and within close proximity of schools. There are a number of premises in the local vicinity on Moston Lane that already sell alcohol should residents wish to purchase it: and a number of premises where people congregate to partake in the consumption of alcohol (I am not sure if they are licenced premises or not) where, especially in summer move into the street. I consider that should a licence be given to the premises in the application it will be a nuisance to those living in the neighbourhood and a detriment to their living standards and wellbeing.

I trust you will consider this objection and the reasons given when making your decision on the outcome of the application.

Yours faithfully,

[REDACTED]

[REDACTED]

RES 10

regarding a nightclub

RG

[REDACTED]  
To:  
Premises Licensing

Thu 01/12/2022 09:49

My Name is

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

I have received notification regarding 55 Kenton Lane M40 9JG which I seen on my Neighbor App, (Re Patient Ukonga) is wanting a license until 3am I strongly appose this and any other License that they are requesting, the area is a

disgrace and the shops are a disgrace and dirty I hear music now coming beneath the shops on Kenyon Lane and Moston Lane and there is lots going on underground that these people are putting up fronts with there business it has brought the area down over a matter of years and only all these years need to be fully investigate has to what is going on behind the scenes I believe they are using some of the premise on Moston Lane as Brothels so before any person gets a License investigate further

I would like a response to this email has to what is happening asap

[REDACTED]

**RES 11**

From: [REDACTED]

Sent: 05 December 2022 11:52

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

Subject: 55 Kenyon Lane M40 9JG

Good morning

I would like to lodge my opposition to the application for a late license at the above address.

As a local residence of the area, I am appalled that the application for a 3am license in a residential area is being considered. I do not believe that it is necessary for a 3am license at this location. Late licenses should be for the City Centre which is not that far away and not a local neighbourhood, where it will draw in antisocial behaviour late at night and creating noise which will disrupt residents.

Regards

[REDACTED]

**RES 12**

From: [REDACTED]

Sent: 05 December 2022 13:00

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

Subject: Re: Yakoyo new premises licence - Representation not accepted

A late Licence in a built up residential area is a public nuisance (NOISE!!! DRUNK PEOPLE LEAVING!!! TAXIS!!! Etc)

Will it have security??? As it is a potential for an increase in violence, fights breaking out outside for example.

There is a school across the road

The area already is run down, in need of refurbishment, not opening a random and unnecessary club. Late licensing should be city centre locations not in the middle of a residential area, a stones throw away from houses, children sleeping, people having to get up work etc.

I also want to know what is being done with regards to the applicant failing to display the notice to fairly allow residents to appeal. I am disappointed with the response, I feel like my view has been dismissed and deemed unimportant.

Manchester City Council should research the outcome of historic late licence clubs within the local area, "shut down due to increased significant violence including weapons, drugs and under age drinking all with a history of regular attendance from the police required - leading to closure).

You tell me what a late licence club will do for the local area other than all the above ?

In the meantime I will feed the below back to the local residents group.

Kind Regards

[REDACTED]

**RES 13**

**From:** [REDACTED]  
**Sent:** 08 December 2022 00:20  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Oppose 55 kenyon lane application

Hi I would like to oppose this application -:

- 1) this is a residential area
- 2) there is a lot of crime around this area recently like 3 people being stabbed to death, emergency workers being attacked by people with fireworks
- 3)all this will do is bring Moston down further an crime rates up
- 4)People still work weekends and have to get peaceful night sleep
- 5)The Ben and museaum 2 main pubs were shut down due to crime and they closed after last orders empty by 12 ish every night now u want to open a night club on basically the same road wasn't Moston lane dubbed alcohol alley due to the area including kenyon lane
- 6) people around Moston can see how Moston has spiralled into a disgrace shop owners worried for their business an own lives due to crime now your wanting to open a night club which will include alcohol music drugs and gang crime as well as upsetting the residents

[REDACTED]