

Emails confirming agreement and withdrawal are as below

RES 6

From: [REDACTED]
Sent: 01 December 2022 14:24
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: Yakoyo New premises Licence application 282129AM2

Dear Ashia,

Thank you for your email, the applicant's new proposals as outlined above have alleviated my concerns and I would therefore kindly ask you to withdraw my objection.

Best regards

[REDACTED]

From: [REDACTED]
Sent: 29 November 2022 16:38
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re.applicaton for licensed premises on the name of Patience Ukonga, 55 Kenyon Lane, Manchester, M40 9JG.

I would like to object to the above licensing application, the premises is in the middle of a terraced block of shops in the middle of a residential area, the noise that would be created from constant coming and going of customers and opening times proposed would disrupt the neighbours and further reduce the quality of the area leading to anti social behaviour.

Also there is no proper parking facilities.
Please register my objections Best regards [REDACTED] Local Moston resident

Re: Yakoyo New premises Licence application 282129AM2

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

Fri 09/12/2022 11:21

To: [REDACTED]

Thanks [REDACTED] I'll mark your objection as withdrawn.

The applicant has also reduced their hours further and agreed additional conditions after discussions with the Licensing compliance team. The hours /conditions agreed are as below.

Thanks

Ashia

Opening hours to the public Monday to Sunday 12:00 to 23:00

Sale by retail of alcohol (no off sales) Monday to Sunday 12:00 to 22:00

Recorded music Monday to Sunday 12:00 to 23:00

1. The premises shall install and maintain a comprehensive digital CCTV system. All public areas of the licensed premises, including all public entry and exit points, and the street environment will be covered, enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record while the premises are open to the public and recording shall be kept available and unedited for a minimum of days with the date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public and must be able to produce/download/ burn CCTV images upon request by a police officer or an authorised officer of the licensing authority. Any footage must be in a format that can be played back on a standard personal computer or standard DVD player
2. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance.
3. Patrons permitted to temporarily leave and then re-enter the premises, eg. to smoke, shall not be permitted to take drinks or glass containers with them.
4. The premises shall only operate as a restaurant where intoxicating liquor shall not be sold, supplied or consumed on the premises otherwise than to person who are diners taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals.

From: [REDACTED]
Sent: 09 December 2022 10:50
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: Yakoyo New premises Licence application 282129AM2

I am happy to withdraw with new amendments but would support Cllr Connolly's request for SIA Security Staff are used every Friday, Saturday and Sunday from at the latest 7.00 pm until the premises closes at midnight.

[REDACTED]

Neighbourhood Manager

Mon 21/11/2022 13:19

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

To The Premise License Team,

The North Neighbourhood Team oppose this application for a premises license for the following reasons.

The premises is a small premises sited with some shops within a row of terrace houses. There are private residences above the shops . This location has experienced numerous issues and incidents of ASB due to street drinking and illegal drinking dens.

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 when there are already issues in the area due to the consumption of alcohol.

The properties that are next to and above are used to house homeless families and vulnerable residents fleeing DV and other issues.

Kenyon Lane is in the main a residential area.

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.

Kind regards

[Redacted]

[Redacted]
Neighbourhood Manager
Moston and Miles Platting & Newton Heath
The Neighbourhoods Service
Growth and Neighbourhoods Directorate



Licensing & Out of Hours Compliance Team - Representation

Name	Michael Wilson
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	[REDACTED]
Telephone Number	[REDACTED]

Premise Details	
Application Ref No	282129
Name of Premises	Ya koyo
Address	55 Kenyon Lane, Manchester, M40 9JG

Representation
<p>Outline your representation regarding the above application below. This representation should describe the likely effect of the grant of the licence/certificate on the licensing objectives and on the vicinity of the premises.</p> <p>Licensing and Out of Hours team have assessed the likely impact of the granting of this license, considering several factors, including the nature of the area in which the premises is located, the hours applied for and any potential risk that the granting of this licence could lead to issues of public nuisance.</p> <p>Licensing & Out of Hours are aware of the amended application and have also considered this in my response.</p> <p>The area has a few nearby restaurants and shops and is in very close proximity to residential accommodation, with flats on top of the terrace row in which the property is located and with residents nearby on Kenyon Lane, Hinde Street, Whittaker Street, and Ivy Street.</p> <p>There have been reports from nearby residents in terms of noise nuisance and anti-social behaviour in the immediate vicinity of the premises. Some of which are still open cases with ongoing investigation. It is the case that the location of the premises is near residents and any issues relating to public nuisance risk having an impact.</p> <p>It is therefore a concern to see that the applicant described the location of the premises as "property is situated on Moston Lane...". The property is located on Kenyon Lane. The applicant also further states that, "the building sits alone (away) from houses, which would cause less noise and (disturbance)". The premises has residents closely located across the road, behind and to the side of it, and is also located within a row of terraces with accommodation above these terraces, as can be seen in the photograph below.</p>



Also, from the photograph it can be seen that the parking is limited to some street parking outside the premises. Whilst one part of the application states that there is street parking, it also claims that “the property has a large parking area which allows customers to leave with easy access”.

The premises itself does not have any of its own dedicated parking and the current street parking is limited and used by existing restaurants on Kenyon Lane and by residents. There is a risk that parking will spread out to nearby residential roads and noise from dispersal and the use of taxis will become a nuisance for residents, even at the amended request to operate to midnight.

The application also states that there will be “safe capacity limits” although it has not been made clear what these will be, and how it will impact on public nuisance amongst other issues. The applicant states there is room for 20 covers as a restaurant, but it is not clear if this is the only activity planned.

There will also be “limitations or exclusions (of children) when certain activities are taking place”. This again concerns me as to what other activities are planned at the premises other than eating at a restaurant? How do these other activities impact on public nuisance?

The applicant does state that there will be “limitations on the hours when children may be present” but does not state what these limitations are exactly.

The application states that “The premises will provide SIA door supervision if needed”. This leads me to have some concern over the type of activity at the premises that would warrant door supervision, and when would the requirement for supervision be assessed and by whom?

Licensing & Out of Hours are not confident that we understand what the focus of the business will be and how it will impact on public nuisance. The application describes it as a “restaurant with 20 covers”, also as a venue to “host birthday bookings/ celebration bookings”, and as a venue “serving alcohol” and where there will be “DJs for people to listen to music”

There is no application for Late Night Refreshment and so Licensing & Out of Hours have noted that the premises will operate from 11pm to midnight solely

as a venue for people to drink alcohol and listen to music, more of a bar or club than a restaurant. The original application requested these activities, including live music up to 3am at weekends.

Licensing & Out of Hours believe that there would be a risk of undermining the prevention of public nuisance licensing objective where the premises is used as a bar and music venue where there are people only drinking and not eating and listening to a DJ. The property is attached to a row of terraces with residential accommodation, and other very close residential property. The application lacks any awareness or recognition of nearby properties and therefore fails to address the impact of its activities on these residents.

Licensing & Out of Hours are not confident that the business has sufficiently identified areas of concern that in our view will lead to public nuisance issues for residents, both in terms of dispersal, parking, noise from music, raised voices from people talking over a DJ.

There is also the issue of people congregating outside to smoke and causing a nuisance from raised voices outside.

Licensing and Out of Hours also has concerns with it becoming a vertical drinking venue and late night destination and how the impact of intoxicated people both inside and outside will be managed to avoid public nuisance issues. There are no confirmed limits on customers who are there to drink alcohol and listen to music.

Recommendation:

Refuse Application

From: Michael Wilson [REDACTED]
Sent: 07 December 2022 14:15
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Fw: M/282129 55 Kenyon lane - licence application

Hello

Based on the agreement below I am withdrawing my representation
regards

Mike Wilson

Mike Wilson

Neighbourhood officer

From: [REDACTED]
Sent: 07 December 2022 14:13
To: Michael Wilson [REDACTED] >
Cc: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: M/282129 55 Kenyon lane - licence application

Hey

Yes that sounds reasonable

I agree

Thanks [REDACTED]

From: Michael Wilson [REDACTED]
Sent: 07 December 2022 12:27
To: [REDACTED]
Cc: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: M/282129 55 Kenyon lane - licence application

Hello

As discussed, in addition to the conditions agreed with Trading Standards, I am proposing that the following conditions be accepted: If these are acceptable please reply to say you agree.

Opening hours to the public Monday to Sunday 12:00 to 23:00

Sale by retail of alcohol (no off sales) Monday to Sunday 12:00 to 22:00

Recorded music Monday to Sunday 12:00 to 23:00

1. The premises shall install and maintain a comprehensive digital CCTV system. All public areas of the licensed premises, including all public entry and exit points, and the street environment will be covered, enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record while the premises are open to the public and recording shall be kept available and unedited for a minimum of days with the date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public and must be able to produce/download/burn CCTV images upon request by a police officer or an authorised officer of the licensing authority. Any footage must be in a format that can be played back on a standard personal computer or standard DVD player

2. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance.

3. Patrons permitted to temporarily leave and then re-enter the premises, eg. to smoke, shall not be permitted to take drinks or glass containers with them.

4. The premises shall only operate as a restaurant where intoxicating liquor shall not be sold, supplied or consumed on the premises otherwise than to person who are diners taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals.

From: Julie Connolly [REDACTED]
Sent: 12 December 2022 15:02
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: RE: Yakoyo New premises Licence application 282129AM2

Hi

Further to the email below and the clarification that this is an application for a restaurant and drink can only be ordered to accompany a substantial meal, I am happy to withdraw my objection.

Many thanks

Councillor Julie Connolly

[REDACTED]
Email to objectors

From: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Sent: 09 December 2022 13:01
Subject: Re: Yakoyo New premises Licence application 282129AM2

Dear Sir /Madam

The applicant has agreed with the Licensing compliance team to amend their application to the proposed hours and conditions below:

Opening hours to the public Monday to Sunday 12:00 to 23:00

Sale by retail of alcohol (no off sales) Monday to Sunday 12:00 to 22:00

Recorded music Monday to Sunday 12:00 to 23:00

1. The premises shall install and maintain a comprehensive digital CCTV system. All public areas of the licensed premises, including all public entry and exit points, and the street environment will be covered, enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record while the premises are open to the public and recording shall be kept available and unedited for a minimum of days with the date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public and must be able to produce/download/ burn CCTV images upon request by a police officer or an authorised officer of the licensing authority. Any footage must be in a format that can be played back on a standard personal computer or standard DVD player
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diners taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals.

Please state if the above has alleviated your concerns and that your objection is now withdrawn

Please only respond to this email if you are confirming the withdrawal of your objection. If you do not respond your objection submitted still stands and will be presented to the hearing panel for consideration.

Regards

Ashia