



**Licensing & Out of Hours Compliance Team - Representation**

Name	Mitchell Ward
Job Title	Licensing & Out of Hours Compliance Officer
Department	Licensing and Out of Hours Compliance Team
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**Premise Details**

Application Ref No	284102
Name of Premises	Electrik
Address	559 Wilbraham Road, Manchester, M21 0AE

**Representation**

Outline your representation regarding the above application below. This representation should describe the likely effect of the grant of the licence/certificate on the licensing objectives and on the vicinity of the premises.

The Licensing and Out of Hours Team (LOOHT) have assessed the likely impact of the variation to the Premises Licence at 559 Wilbraham Road, Chorlton, Manchester, M21 0AE taking into account a number of factors. This includes the location of nearby residential properties, the hours applied for and any potential risk that the granting of this licence, could lead to issues of Public Nuisance.

LOOHT have given particular consideration to Manchester City Council's Statement of Licensing Policy, specifically s.7.25 in that the licensing authority will ensure that due consideration will be given to the proximity of licensed premises not only to local residents and businesses, but also in relation to other licensed premises; as well as s.7.28 in that the licensing authority will give consideration to the appropriateness of hours applied for, having regard for the location of premises and their likely effect of the promotion of the four Licensing Objectives.

The premises is situated on Wilbraham Road and is part of a busy area within the Chorlton ward. This is a popular area of Chorlton with many mixed-use commercial premises nearby including takeaway food establishments, various retail units and licensed premises.

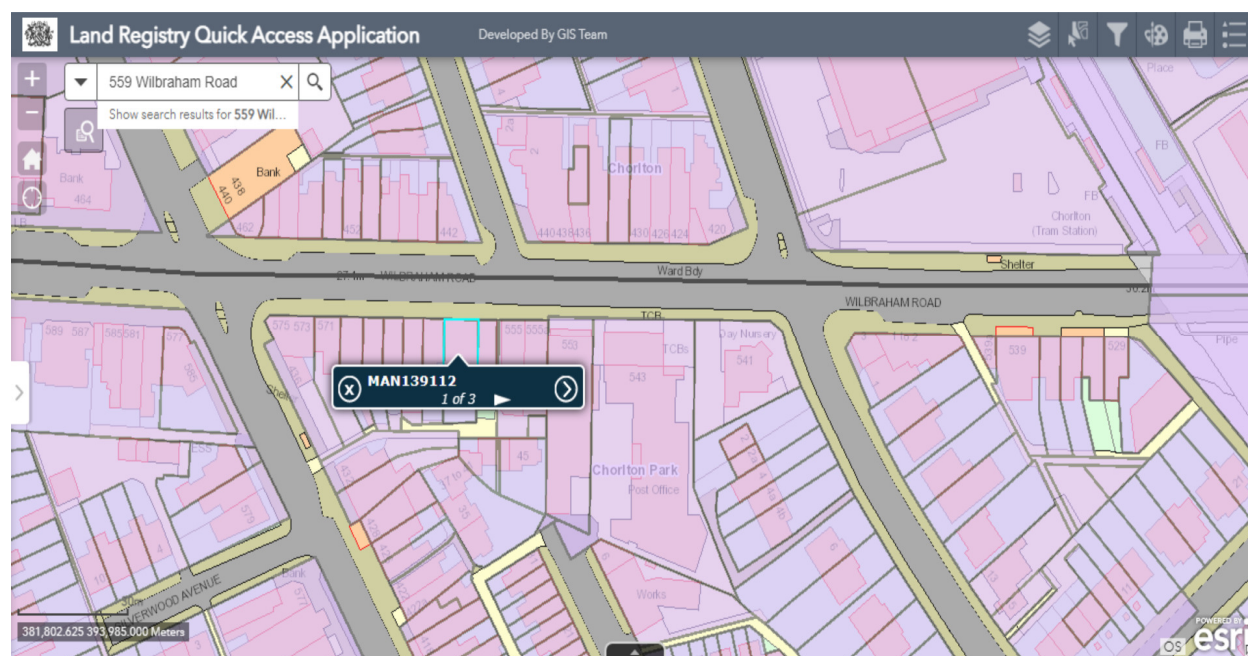
Surrounding the premises on Wilbraham Road are a number of flats positioned above the various commercial premises. Opposite the front external area is Keppel Road. Keppel Road is a residential street containing a number of houses and flats. Keppel Road is situated off Wilbraham Road.

LOOHT have concerns relating to the noise emanating from the external area of the premises into the later hours. The application has not provided any further measures in order to demonstrate how they intend to uphold the Licensing Objectives, specifically Public Nuisance, should this application be granted. Given the close proximity of the residential properties there is a considerable risk that noise nuisance may arise from people noise when using the external area until the terminal hour of 02:00.

Furthermore it is noted that during the original planning for Change of Use of the premises to a restaurant/bar, the hours were restricted to Sunday – Thursday 0800am to 1130pm and Friday – Saturday 0800am to midnight. These restricted hours were applied ‘To safeguard the amenities of occupiers of nearby residential accommodation.’ This planning condition and permitted hours of use would apply to both internal and external use of the premises.

The hours applied above are also in line with nearby licensed premises with a similar front external area.

Upon review of the amended layout proposed I have researched available Geographical Information Systems. I attach the below image which shows the premises within the highlighted area. It is unclear if the front of the external area, as stated on the application, is on land contained within the demise of these premises or is on the public highway. As such I would request further supporting documentation from the applicant on this matter.



In light of the above we are not in a position to recommend this application be approved. At this stage we have not received a response from the applicants representative and given the concerns outlined above must recommend this application be refused.

Recommendation: Refuse application

**From:** Mandie Shilton Godwin <cllr.mandie.shiltongodwin@manchester.gov.uk>

**Sent:** 04 January 2023 16:33

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

**Cc:** Dave Rawson <cllr.dave.rawson@manchester.gov.uk>; Joanna Midgley <cllr.joanna.midgley@manchester.gov.uk>

**Subject:** RE: NOT ACCEPTED AS REPRESENTATION - please confirm - Premises Licence variation 284102/HH1: Elektrik, 559 Wilbraham Road, Manchester, M21 0AE, (Chorlton Park ward)

Dear Helen

We believe that allowing the Elektrik bar to remain open outside until 1 am would undermine the licensing objectives as it would present a public nuisance.

Chorlton and Chorlton Park are residential areas primarily

Kind regards

Mandie

**From:** Dave Rawson <cllr.dave.rawson@manchester.gov.uk>

**Sent:** 16 January 2023 11:24

**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>; Mandie Shilton Godwin <cllr.mandie.shiltongodwin@manchester.gov.uk>; Joanna Midgley <cllr.joanna.midgley@manchester.gov.uk>

**Subject:** Premises Licence variation 284102/HH1: Elektrik, 559 Wilbraham Road, Manchester, M21 0AE, (Chorlton Park ward)

Hi

I am writing on behalf of the Chorlton Park ward councillors (ccd) to object to just one variation.

We cannot accept that outside drinking be permitted past the existing time, that is 11pm.

Whilst Elektrik is within the Chorlton District centre it must be noted that there are many residents who occupy the flats above bars and other business. This is a shared space.

We believe that 11pm is a reasonable time to close the outside space. As the evening wears on, so noise increases as patrons become merrier. Extra noise past 11pm is an infringement on residents right to be able to settle down for the night undisturbed. As things are now, there is already enough noise generated by the movement of customers coming and going between the various night time establishments. Late outside drinking could only encourage an increase in noise.

The curtilage here is very narrow and we do not want to see patrons blocking the pavement later than 11pm.

From 11pm onwards we believe that all patrons should be inside where they can be safely managed by staff and outside noise is reduced.

Cllr Dave Rawson

Cllr Joanna Midgley

Cllr Mandie Shilton Godwin