

From: **Chair Beech Road Traders** <[REDACTED]>
Date: Wed, 19 Dec 2018 at 12:07
Subject: Concerns regarding the licensing application for the new Co-Op on Beech Road
To: <premises.licensing@manchester.gov.uk>

Dear sirs

I represent the Beech Road traders - the trading association set up to keep the traders safe and to protect the road from harm.

I'm not sure if you know Beech Road, we're a small strip of independent traders in the heart of Chorlton. We are, on the whole, a group of small businesses doing their best everyday to turn a profit and offer customers something different.

We have some problems, like everywhere, Beech Road has a small park which is the evening destination for teens, and increasingly frequently gangs who come to cause trouble especially in winter. We also have a sort of village green outside the Horse and Jockey pub.

At the moment we don't have too much trouble on the Green, but ten years ago it became a destination for people to get drunk, before heading into the pubs and causing trouble. The local bars all had to put bouncers on the doors and the atmosphere of the place changed quite a lot.

Beech Road is a fantastic place - but it needs firm management so that we don't return to the antisocial behaviour issues where people were drunk/stoned people laying around the green and the park - especially in the summer months. The hijacking of the [festival in 2011](#) was our lowest point. The council and the police banned the festival from ever taking place again and we've had to work hard to reengage our local community again who felt that the traders had badly let them down.

We're frightened that the arrival of the Co-Op will shift the dynamics of the road again and increase the problems around antisocial behaviour. At the moment the only options to buy alcohol is at Ludo (they sell premium wines and a limited number of beers) and Etchells (again a fairly limited selection, and more expensive than the supermarkets as they can't secure the same buying discounts). There did used to be a small supermarket - this closed a year ago, but it was similar to the Etchells proposition - limited and comparatively expensive.

Many of the bars have increased their prices in an attempt to deter people who are only interested in volume drinking from visiting the area.

We're concerned that a Co-Op selling cheaper wine, beer and spirits will undo all of the work everyone has been doing for the last ten years. That this will encourage the return of antisocial behaviour, that the surrounding bars will have to increase security in response and that the shops who operate with just one person staffing them will be left increasingly vulnerable to abuse and at a greater risk of shoplifting.

The Co-Op have proved difficult to engage with and are acting like any big business. We've made some requests directly to them and we're awaiting their feedback. Some of these points are already covered in the licensing application.

- A firm commitment to adhere to over 25 purchase only
- What positive steps will the Co-Op be taking to reduce immediate consumption in public spaces e.g, no chilled beer/wine
- No window posters promoting alcohol offers
- No retail of half/quart/mini bottles
- Confirmation of what Co-Op funded security will be in place (to move on beggars hanging around near the cash machine/shop lifting etc)

We are requesting that the licensing office supports us by adding these conditions to the application.

I'm happy to talk with you if you need any further information.

Thank you for your consideration



Chair, Beech Road Traders Association