

Representation from South East Fallowfield Residents Group

From: [REDACTED]

Sent: 20 March 2023 23:10

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

Subject: Premises Licence Variation 285721/CT4:MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, M14 6AH

Dear Sir/Madam,

I am writing on behalf of South East Fallowfield Residents' Group to object in the strongest terms to this alcohol licence.

This garage is a well known flashpoint for crime and antisocial behaviour in Fallowfield and police and council records can be checked to verify this. Many local residents now feel it is 'a no go' because it feels so unsafe; we often witness groups of people who are under the influence of drink and/drugs and sometimes there is aggressive begging on the forecourt - these are just everyday incidents but, aside from that, recent incidents that we know of also include someone being held at knife point by a large group just outside the garage (WhatsApp message posted on 12th January) and a local doctor told us about several incidents of sexual harassment that she had been made aware of - 'It's really bad' - this is a direct quote from her.

The garage is on the furthest edge of the shops on Wilmslow Road, Fallowfield (on the southern side) and the streets immediately surrounding it are very densely occupied by HMO accommodation mostly by transient residents including; students, supported living residents and short stay airbnb guests (often large groups celebrating birthdays, hen and stag 'dos').

If these premises are given a new alcohol licence we think the **most likely** customers will fall into the following categories;

1) Students/airbnb guests who want to nip out to top up their supplies - perhaps during parties, weekly sports gatherings, summer barbecues, end of exams celebrations etc - i.e. when caution starts 'going to the wind'. The garage (like most garages) does not stock a wide variety of competitively priced goods so this will not form part of a general shop but more of an 'add on' or impulse buy when people are already a bit drunk. Sadly it is that extra consumption which is often the tipping point for a wide range of anti social behaviour, including excessive noise, public urination/defecation and littering. As I think we all know, the person who shouts their head off, urinates in your front garden or against your house and drops litter when they're drunk is often a completely different person when sober. If you are in any doubt about the frequency of this behaviour, please check the numbers of reports to MCC and the resources poured into our area to try to deal with this.

The Office of National Statistics sites the fact that '16-24 year olds are less likely to have drunk alcohol in the past week (than many other groups), but when they do drink, they are more likely to drink at high levels' and I think it is this binge drinking that leads to extreme lack of inhibition resulting in very poor behaviour and, very worryingly, also makes people more vulnerable to predators. A few months ago a man rang our doorbell at about 1.30am because he found a young female student lying face down on the pavement. He asked her where she lived and she mistakenly thought it was our house, so he carried her to our door, she was barely intelligible but we gleaned that she was on her way back from a house party and had got lost. There is a false perception by many students that they live in a student village/campus and are therefore safe but this is far from the case and residents in our group have experienced violent incidents at all hours of the day and night.

Giving an alcohol licence to a known trouble hotspot would definitely not promote the licensing objectives.

2) People who are living in the nearby temporary supported living accommodation.

Within a few metres of the garage there are 2 large hostels which have accommodated single, homeless people since the start of the pandemic. Many people in this very unfortunate situation have a long history of drink and drug abuse, including mental health issues. Aside from these hostels there are at least 7 other large homes within a minute's walk which also house people with a variety of vulnerabilities, including ex alcoholics, people with

learning difficulties, adolescents with emotional and behavioural issues, ex offenders etc. I spoke to a team leader on MCC's homeless team whose office is now actually based at one of the hostels and she told me that all the occupants have to sign a contract to say that they won't bring drink or drugs onto the premises and they are told that there are potentially very heavy consequences if they do. I think this is possibly a standard clause in this type of accommodation and whilst completely understandable, it does mean that we see a lot of street drinking accompanied by arguments, public urination and defecation, aggressive begging and intimidation. In fact many local residents don't go to the garage to fill up their cars (even though this would obviously be very convenient) because of the aggressive begging etc on the forecourt itself.

I think anyone who has knowledge or experience of alcohol related problems will worry that having alcohol in such close proximity will inevitably be a big attraction and, even if there are minimum prices/alcohol content, it will not be a sufficient deterrent for people with very strong addiction problems - it is the ease of accessibility that is the key thing. Moreover the garage (unlike other shops) is extremely anonymous, the attendant sits behind a huge screen at night-time, as well as during day-time hours, rarely leaves the till and seems unaware of what is going on in or around the forecourt.

Many residents have reported that they feel very unsafe in the area and it is particularly worrying for the elderly, people with young children and people with disabilities. If more long term, vested residents continue to leave the area because of these issues, it will continue to degrade and will become a sink neighbourhood. Effective licensing control is one of the ways we can try and turn things around here.

3) People who are stopping by for petrol and happen to pick up a bottle of wine on their way home. We do not think this group would cause any harm to our neighbourhood and if we really thought this would be the general clientele, we would have no objection to the application but the fact is that this is not a 'normal', well balanced neighbourhood and we hope the panel and applicant appreciate this.

We understand the shop has recently changed hands and we hope that the new management will read our objections and withdraw their application because they will see that we really do not wish to harm their business and hope it does wellbut without an alcohol licence. To grant a licence would inevitably harm our neighbourhood and this is our main concern.

On a personal level, I feel completely demoralised and exhausted by trying to deal with these issues - and I know others do too - it's hard to convey the levels of stress that these applications bring, including attending hearings in person and then we also have to deal with a whole host of other neighbourhood issues. Since Fallowfield Village is on the edge of 3 ward boundaries it means that local councillors for each of the wards only have a small part of the workload that we do and it's hard to see the full picture of what is going on here. However much we try and pursue the positive (through unpaid gardening public areas, clearing up litter, trying to draw attention to the history and culture of the area) we are dragged down by a sense of powerlessness.

Yours faithfully,

██████████

On behalf of SEFRG (South East Fallowfield Residents' Group)

Representation from Gavin Evans (Neighbourhoods Team)

From: Gavin Evans <gavin.evans@manchester.gov.uk>

Sent: 20 March 2023 16:49

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

Subject: Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

Hi,

I would like to raise concerns as Neighbourhood Manager with this application to sell alcohol at MRH Fallowfield Service Station. This particular part of Withington has 3 hotels where vulnerable adults or those with addictions to drugs & alcohol can sometimes be in temporary accommodation. We often have issues at the rear of the service station with adults congregating and we get complaints of ASB, litter and more recently there has been 2 serious incidents aimed at females.

There are community tensions in and around this area with noise and litter and more recently graffiti on the Shell Gagare itself. Next door at 1 Brook Road there was also congregating of adults on the land where alcohol was being consumed and we often have drug dealers targeting those staying locally. We also get complaints of begging or aggressive begging in Withington and Fallowfield which again impacts on local residents or students.

With Withington and Fallowfield having a large student population, we want to reduce as many issues as possible in the local community and noise, transient noise, litter, drugs and ASB are all such common factors that local residents often suffer from with students travelling in and around Wilmslow Rd.

I feel this particular location for selling alcohol will increase issues and complaints and I do not support it.

Gavin Evans
Neighbourhood Manager
Withington, Old Moat & Fallowfield

Representation from Withington ward Councillors

From: Chris Wills <cldr.chris.wills@manchester.gov.uk>

Sent: 07 March 2023 11:28

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

Cc: Angela Gartside <cldr.angela.gartside@manchester.gov.uk>; Becky Chambers <cldr.becky.chambers@manchester.gov.uk>

Subject: Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

I am emailing on behalf of the Withington Ward councillors to object to the above application for a Premises Licence variation. This is in respect of the Shell service station on Wilmslow Road in Fallowfield. This is a well-used service station.

We do not believe that sale of alcohol at these premises would be beneficial to the wider community. There is already a large Sainsbury's that sells alcohol during its opening hours, and there are convenience stores a short walk further on in Withington District Centre. Furthermore, the service station is located in an area of high student density, as well as being near several premises that are currently being used as temporary accommodation. Many of those who use the accommodation are vulnerable people with histories of substance use. As local members, we have had complaints from residents regarding antisocial behaviour related to alcohol use. This is both by students and by those using the temporary accommodation.

We therefore believe that, notwithstanding the various conditions listed, granting this licence variation to enable the sale of alcohol, would fail on the grounds of prevention of crime and disorder, public safety, and the prevention of public nuisance.

On the basis of the above, we would ask that the application for the variation of this licence be refused.

Best wishes.

Chris

Councillor Chris Wills
Labour & Co-operative Member, Withington Ward

Representation from Fallowfield Community Guardians

From: Fallowfield Community Guardians <fallowfieldcgs@gmail.com>

Sent: 20 March 2023 15:46

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

Cc: Fraser Swift <fraser.swift@manchester.gov.uk>; alan.isherwood <alan.isherwood@gmp.police.uk>; Clare Myatt <clare.myatt@manchester.gov.uk>

Subject: Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

Dear Sirs

Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

I am writing on behalf of Fallowfield, Ladybarn & Withington Community Guardians as agreed at our meeting on March 7th 2023. We wish to strongly object to the variation of license to sell alcohol Monday-Sunday between 08.00 and 22.00hrs at the Fallowfield Service Station, 377-385 Wilmslow Rd.

The high levels of anti-social behaviour in this area led to the implementation of a Special Cumulative Impact Policy for Fallowfield, which was adopted in January 2013. Although the CIP has lapsed due to Covid and a new policy is in a consultation process, we consider the issues to be as problematic as they have been for years and that the principles of the CIP should be observed where new off licences are to be considered.

The reasons for our objection are as follows:

1. The Prevention of Crime & Disorder

Incidents of crime and disorder seem to be regularly occurring around this location. Our group meets monthly and residents raise issues around street drinking, crime, litter and anti social behaviour at almost every meeting.

At our March meeting an incident was mentioned that had been reported to GMP by a member of our group. Such incidents are so common that we almost see them as normal. This should not be the case.

On Saturday 4th March at 9am, an older drunk male [REDACTED] appeared to be snorting drugs outside Shell garage Wilmslow Rd, He then proceeded to bang on the litter bin with a large metal stick. He was staggering around drunk / on drugs. He then went and hung around the cashpoint machine on Shell forecourt. This sort of behaviour seems to be happening a lot around here since temporary accommodation for homeless at three local hotels Ram, Lansdowne and Fallowfield Lodge.

Another member of our group noticed a facebook posting on January 23rd 2023 'My mate just got robbed at knife point outside shell garage fallowfield by a group of lads'.

We are particularly concerned at the rise of anti-social behaviour and crime related to drug delivery and use and alcohol consumption. This has increased significantly since many homeless people have been placed in temporary accommodation at the three nearby hotels which started during the covid pandemic. The Ram, Lansdowne and Fallowfield Lodge are all within a few meters of this service station. The location of this accommodation also attracts drug and alcohol dependent people to hang around the local bus shelters and sit on the walls outside these hotels and the Shell garage as well as outside some of our homes. Residents in our group feel crime has increased and that the addition of alcohol at such a local point to these hotels will aggravate this.

Most service stations have CCTV and we do not feel this in itself will prevent crime and disorder from occurring

In the past there have been other issues of crime including the theft of a giant Costa Coffee advertising cup from the Shell forecourt at this garage by drunken passers-by during University Freshers Week. This sort of prank activity is common in Fallowfield and this incident was reported in the Manchester Evening News:

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/fallowfield-students-steal-costa-cup-10174237>

We feel that the incidents of crime linked to drug use and alcohol have escalated in recent years and that crime and disorder will undoubtedly increase if alcohol is available for sale at this location. We know that there are other sources of alcohol available for sale (e.g. Sainsbury's) but we feel that this particular location will encourage those with addictions housed nearby to purchase from the garage much more easily.

World Health Organisation research highlights that: "Restriction of availability has been assessed as a highly cost-effective best-buy intervention... Countries are recommended to regulate... to reduce the hours of sale (a highly cost-effective measure) and density of outlets." <https://www.who.int/initiatives/SAFER/alcohol-availability>

We therefore strongly feel that another source of alcohol will cause harm to our neighbourhood.

2. Public Nuisance

Since the licence was granted to sell Costa coffee by vending machine into the early hours, we have noticed a rise in Costa coffee cup litter on our residential streets. We also continue to suffer from heavy littering in the locality of the garage which often includes snacks which have been purchased there such as sandwich wrappers.

Much of the litter in this area is alcohol related and includes broken glass. Alcohol and take away litters is often also deposited in the planters which members of our group look after. One of the container planters outside the Shell garage has been completely vandalised, most likely due to drunken anti-social behaviour.. To our distress, the container planters are often used as litter bins and we feel this will only worsen if alcohol is made available to purchase at this premises.

Drunken litter dropping is a serious issue of concern to residents and causes a lot of council resources to be spent in clean up costs. There is broken glass on most of the streets around our area and it occurs daily. We do not think that adequate litter bins around the garage site will prevent this because patrons eat and drink on the move and drop litter wherever they finish it. Often this is on the pavement, in the hedge or left on garden walls.


We also think that there will be increased noise and nuisance from those purchasing alcohol and drinking it on the streets, either by alcohol dependant people who congregate around this area or by people passing by and purchasing alcohol on their way to a house party or bar/club in Fallowfield, or before getting a bus into the city centre. Pre-loading and drinking on the streets is commonplace because it is cheaper for young people to do this than to pay bar prices. The very high number of University students living in this area makes Fallowfield quite different to most other residential suburbs in Manchester.

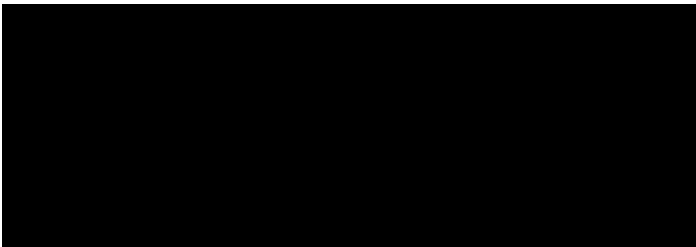
Fallowfield and Withington have a very high density of transient students, living both on and off campus. This has a very big impact on members of our group who live here. From experience, we are convinced that having another source of alcohol for sale will cause further harm to our community and increase public nuisance including more litter, broken glass, shouting, yelling and other anti-social behaviour.

Summary

Members of our group wish to see a reduction in the noise, litter and anti-social behaviour and crime that causes us much distress. This often happens during the daytime and not just during the evening so we feel it is highly inappropriate to have another off licence in a neighbourhood with so many existing alcohol related problems. We feel that another off licence premises will add to these problems and is therefore in conflict with the licensing objectives. Residents request that this application for an off license is completely refused.

Yours


Community Guardian Coordinator
Fallowfield, Ladybarn & Withington



Manchester Students' Group (MSG) ...

My mate just got robbed at knife point outside shell garage fallowfield by a group of lads there do not walk past there now.

 23

 23

 3



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Representation from Licensing Authority

From: Fraser Swift <fraser.swift@manchester.gov.uk>

Sent: 20 March 2023 15:19

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

Subject: Re: Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

On behalf of the licensing authority as a responsible authority, I am objecting to this application as I have concerns that to grant it could adversely impact on the promotion of the licensing objectives.

The premises is located in the Fallowfield/Withington locality, which is home to significant student and non-student residential populations.

The location of this premises has been subject to a special licensing policy since 2012 aimed at preventing issues associated with licensable activities, including the off sales of alcohol, from worsening.

Residents complain of alcohol-related antisocial noise and other behaviour and significant council resources are dedicated to managing local issues. Residents, councillors and partner agencies are working hard work together to create a safe and harmonious community and there are concerns about the impact of licensed premises, and particularly the impact of alcohol, locally.

Whilst a number of steps to promote the objectives have been proposed in the application, it is not clear what assessment of risks the applicant has undertaken in identifying what are the appropriate steps to promote the licensing objectives in this location. It is important that a licensee understands the local risks and challenges they will be faced with to ensure that they will have appropriate operational skills and resources to identify and address them effectively.

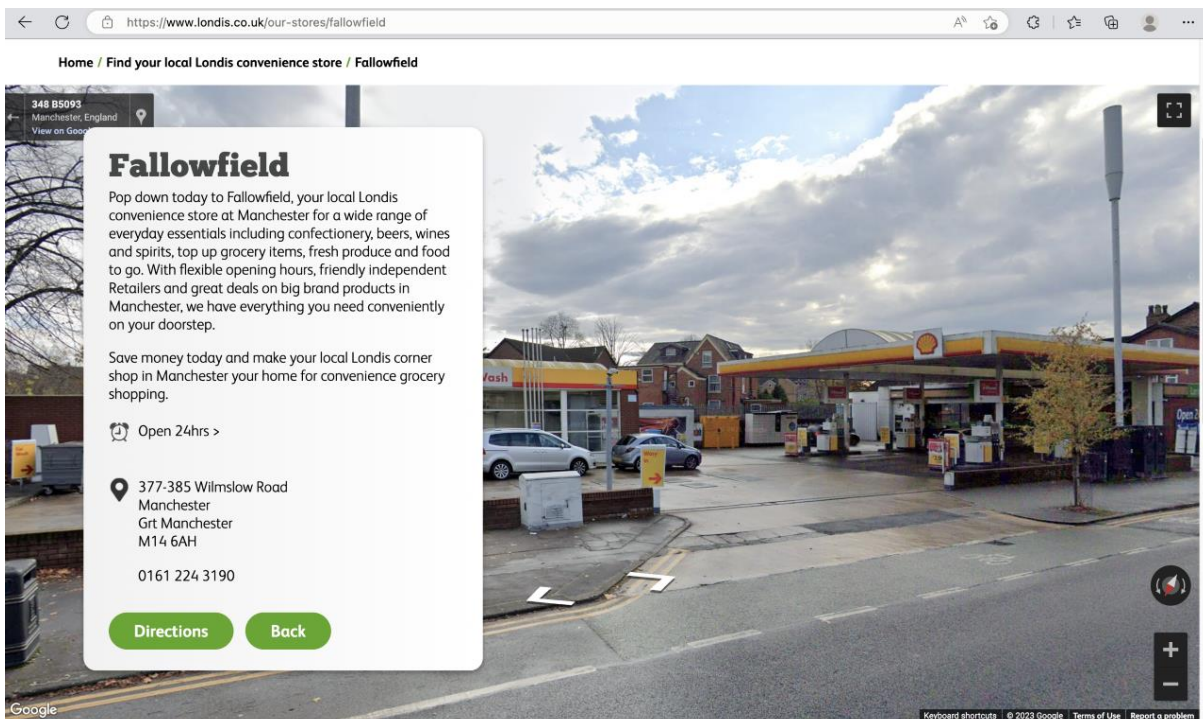
The application and its operating schedule provide no detail on how alcohol is to be sold or to what degree. The steps put forward and the training do not take into account the need to prevent sales to persons who are already intoxicated, and do not address any potential impact on local antisocial behaviour, such as street drinking. Therefore, I would dispute the submission that the steps would not add to any cumulative impact in the area, as key risks have not been identified and addressed.

Furthermore, the location of this premises, which if granted means that it would be closest premises selling alcohol in proximity to many HMOs and other sensitive uses, which would be likely be significant in the level of risk associated with the grant of a licence selling alcohol.

Londis run alcohol promotions, examples of which are below, which I believe would appeal to the student community. It is noted that the graphic taken above from the Londis website promotes that this business is already providing "beers, wines and spirits" and as 'everyday essentials'. Therefore, it would likely become a source adding to cumulative negative impacts of alcohol on the local community and so granting this licence would only likely worsen the situation through contributing to the existing local issues.



Whilst the premises is branded as a Londis, it is most identifiable as a Shell garage.



Paragraph 5.22 of the s182 Guidance to the Licensing Act 2003 states:

Garages and motorway service areas

5.22 Section 176 of the 2003 Act prohibits the sale or supply of alcohol at motorway service areas (MSAs) and from premises which are used primarily as a garage, or are part of premises used primarily as a garage. Premises are used primarily as a garage if they are used for one or more of the following:

- **the retailing of petrol;**
- **the retailing of derv (diesel);**
- the sale of motor vehicles; and
- the maintenance of motor vehicles.

s176 of the Licensing Act 2003 is:

Service areas and garages etc.

176 Prohibition of alcohol sales at service areas, garages etc.

(1) No premises licence, club premises certificate or temporary event notice has effect to authorise the sale by retail or supply of alcohol on or from excluded premises.

(2) In this section “excluded premises” means— „

(b) premises used primarily as a garage or which form part of premises which are primarily so used.

...

(c) premises are used as a garage if they are used for one or more of the following—

(i) the retailing of petrol,

(ii) the retailing of derv,

(iii) the sale of motor vehicles,

(iv) the maintenance of motor vehicles.

It would appear to me that this premises, with the applicant Motor Fuel Ltd is used primarily as a garage. However, I would invite the Licensing Sub-Committee to consider this matter in determining the application. Paras 5.23 and 5.24 state:

5.23 It is for the licensing authority to decide, based on the licensing objectives, whether it is appropriate for that premises to be granted a licence, taking into account the documents and information listed in section 17(3) and (4) which must accompany the application.

5.24 If a licence is granted in respect of a premises and the primary use of that premises subsequently changes (for example, the primary use becomes that of a garage rather than a shop) it would no longer be legal to sell alcohol on that premises. If a relevant representation is made, the licensing authority must decide whether or not the premises are used primarily as a garage. The licensing authority may ask the licence holder to provide further information to help establish what the primary use of the premises is.

Regards, Fraser

FRASER SWIFT

Principal Licensing Officer

Representation from Resident 1

From: [REDACTED]
Sent: 13 March 2023 20:06
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: OBJECTION to Premises Licence variation 285721/CT4

To Whom it May Concern

RE: Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

I wish to lodge an objection to the above Shell Garage in Fallowfield's, application to sell alcohol 8am-10pm from Monday to Sunday.

The garage is in close proximity to temporary accommodation for homeless people at Ram/Fallowfield Lodge hotels. We have a duty of care to support these **vulnerable individuals** who experience daily struggles including **alcohol dependency**. We must be supportive of this **marginalised group** and granting this alcohol licence is **not** supportive of their needs within our community.

I am concerned that the open availability of alcohol will fuel **crime and disorder** in the area through increased accessibility to alcohol and indeed, in the interest of **safety** I do not believe it is appropriate to have alcohol readily available to drivers.

We must recognise selling alcohol at the garage is irresponsible for maintaining the safety **of our children** by **protecting** them from potential alcohol related disorder.

Granting this license would inevitably lead to increased footfall and congregations leading to a **public nuisance** to residents and the community at large.

In summary, I lodge my objections on the fundamental principles:

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

Many thanks in anticipation of your attention and acknowledgement of my objections.

[REDACTED]
[REDACTED]
[REDACTED]

Representation from Resident 2

From: [REDACTED]
Sent: 14 March 2023 19:27
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Licence 285721/CT4

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I wish to object to the following application:

Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, [377-385 Wilmslow Road, Manchester, M14 6AH \(Withington ward\)](#)

I am a resident of Fallowfield and am concerned by the extension of the sale of alcohol in this premises. It is next to Ram temporary accommodation, where residents may have alcohol dependence issues and/or recovery from alcohol dependence, so is a very unhelpful juxtaposition in terms of its position in the community. Any increased access to the sale of alcohol in our community would be very unhelpful because we are already blighted by alcohol related anti social behaviour. [REDACTED] alcohol bottles and cans and broken glass bottles cause harm to local pets. Please don't approve an application which will only increase the volume of litter [REDACTED]

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Representation from Resident 3

From: [REDACTED]

Sent: 15 March 2023 15:50

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

Subject: Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

Dear Sir/Madam,

I'm writing in objection to Shell garage's application to start selling alcohol 8am to 10pm Monday to Sunday.

The place is so close to temporary housing for homeless people at The Ram and Fallowfield Lodge where there are often alcohol dependent people hanging around.

I'm highly concerned that the extended hours of alcohol sale will bound to increase more noise, littering and nuisance to Fallowfield on top of the long list of anti-social behaviours we're already facing day and night.

Having lived in Fallowfield for [REDACTED] years, I am increasingly worried by the rising crime numbers here. At least two known fatal stabbing cases had happened in Oct 2022 and Aug 2021 on Wilmslow Road just a few hundred yards apart. More late night establishments in the area will attract youngsters/half-drunken people to hang around in the streets. The later they're out there the more they're apt to getting get rowdy or starting a fight.

Even though the Cumulative Impact Policy has lapsed, there's a known problem with all the issues that led to it being introduced in this area. Therefore we sincerely hope that the Dixy application will be turned down.

Thank you.

[REDACTED]
[REDACTED]

Representation from Resident 4

From: [REDACTED]

Sent: 16 March 2023 16:38

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

Subject: Fallowfield Service station

I object to this Shell Service Station being granted this alcohol licence.

The area around in Fallowfield already has many places serving alcohol, which leads to much alcohol-fuelled trouble for residents.

Student parties and homeless people with drink problems already contribute to difficulties, and another easy source of drink

would increase these problems, which have been frequently highlighted in the press and reported to the police.

The recent student murder at Fallowfield Brow is a symptom of this area's uncomfortable situation.

There need to be fewer alcohol outlets, not more.

[REDACTED]

Representation from Resident 5

From: [REDACTED]
Sent: 19 March 2023 08:24
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Cc: [REDACTED]
[REDACTED]

Subject: Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

Your Ref: Premises Licence variation 285721/CT4: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)

To whom it may concern;

I am a long-term resident of [REDACTED] and I am objecting to the request for a new off license, with opening hours to sell alcohol 8am until 10pm, 7 x days a week at; **Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH (Withington ward)**

These premises (Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH, that is) are situated on Wilmslow Road, which is one of the main arterial routes into and out of Manchester City centre.

It is in close proximity to myself [REDACTED] and local residential properties and is also in an area where there are a plethora of bars, public houses & off licenses and one of the largest student populations in Europe.

This application for alcohol sales Mon to Sun 8am to 10pm is beyond belief. The area is awash with off licences, maxed out with them in fact: Kwik e Mart, New Zealand Wines off licence (which already has an unbelievable small hour 2am licence; granted before the Cumulative Impact Policy was established) to name a few. We do not need yet another off licence, *at all* (at any opening hour window)

As I've stated before in objections; The "Fallowfield Brow area" (an area encompassing a canopy of 7 x streets. 5 x streets moving South to North & 2 x streets East to West, of which the Shell petrol station rests within a 5 x minute walking distance), is now nothing more than a party/club fested, drunken drugged up conurbation, that's really fit for no human life or existence, becoming one giant noise fest; people to and fro, taxis to and fro, shouting, screeching, hollering, yelling, "music" pumping out ad finitum, from early evening until 6am in the morning.

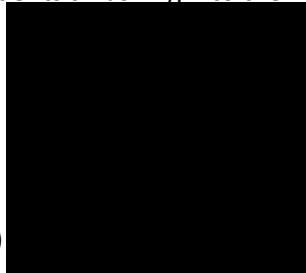
There is a very real danger that this party/club fested, drunken drugged up zombified mass, will be utilising these premises with a view to purchasing more alcohol and, highly likely that the area outside the premises will become yet another zone where noisy, inebriated humans (and I use that term loosely) gather to drink alcohol, with people spilling out onto the busy thoroughfare of Wilmslow Road, putting themselves and others at risk. Also, as the area is subject to a Designated Public Place Order it is likely that this order will be breached far more regularly, creating more work for the local police officers.

This will create added noise disturbance which will obviously be extended beyond what is already being suffered by the local residents.

The Wilmslow Road corridor already suffers from begging, street drinking and other alcohol related anti-social behaviour and to allow yet another premises a license to sell alcohol, will undoubtedly exacerbate these problems.

The request for fresh off license liquor sales, particularly in the light of what's been happening in the near vicinity in Fallowfield (a murder, serious assaults etc), quite frankly, beggars' belief. Shell petrol; a global brand. I'm aghast that this Global Brand wants to jump on the greedy band wagon that tours the area; out to exploit the get down 24/7 party/club zombie liquor saturated wallets and purses that totter around the M14 streets. Unbelievable. And, where do these licence applications stop? When everyone has one?

In addition, In the four years that I've purchased my car, and parked up outside my house, it has been "hit/vandalised" 8 x times. Here's one incident and most pertinent to this application; a cctv still of a pair of drunken students smashing into the nearside door, causing two huge dents in it



(from 08-12-19 @ 05:39am)

With all the garbage that pervades the area, we have a rat infestation (in all the years that I've lived here, we've never had that before) I've already spent £42 for a 5 x visit Pest Control event, which was back in October 2022 and now? .. absolutely no surprise at all .. they're back (see picture below from Boxing day in my back yard – 26-12-22) and I'm now booking yet another £42 visit from Pest Control. Empty cans/empty bottled garbage from Mr "Shell Petrol" will only add to the



overload.

Personally? I am at the very end of my tether in this Fallowfield Brow area; suffering from extreme sleep deprivation, being awoken in the small hours from the transient noise (much of it, created by patrons of drinking emporiums and off licences that provide the liquor of which "Shell Petrol station" would be yet another addition to the problems in the area) pervading the streets here and wading through the mountains of garbage, filth, graffiti, herds of drug dealers and rats.

Quite frankly, the last thing that the Wilmslow Road corridor & "Brow" area of Fallowfield needs is yet another off licence and becoming a magnet for persons "pre-loading" and "post loading" / going to and leaving, the other establishments in the area and causing further suffering to the traumatised local residents.

I would be very grateful if the good members of the committee, could consider these points,

Yours sincerely,

[Redacted signature block]



Licensing & Out of Hours Compliance Team - Representation

Name	Stuart Alderson
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	Stuart.alderson@manchester.gov.uk
Telephone Number	

Premise Details	
Application Ref No	REF 285721
Name of Premises	Fallowfield Service Station
Address	Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH

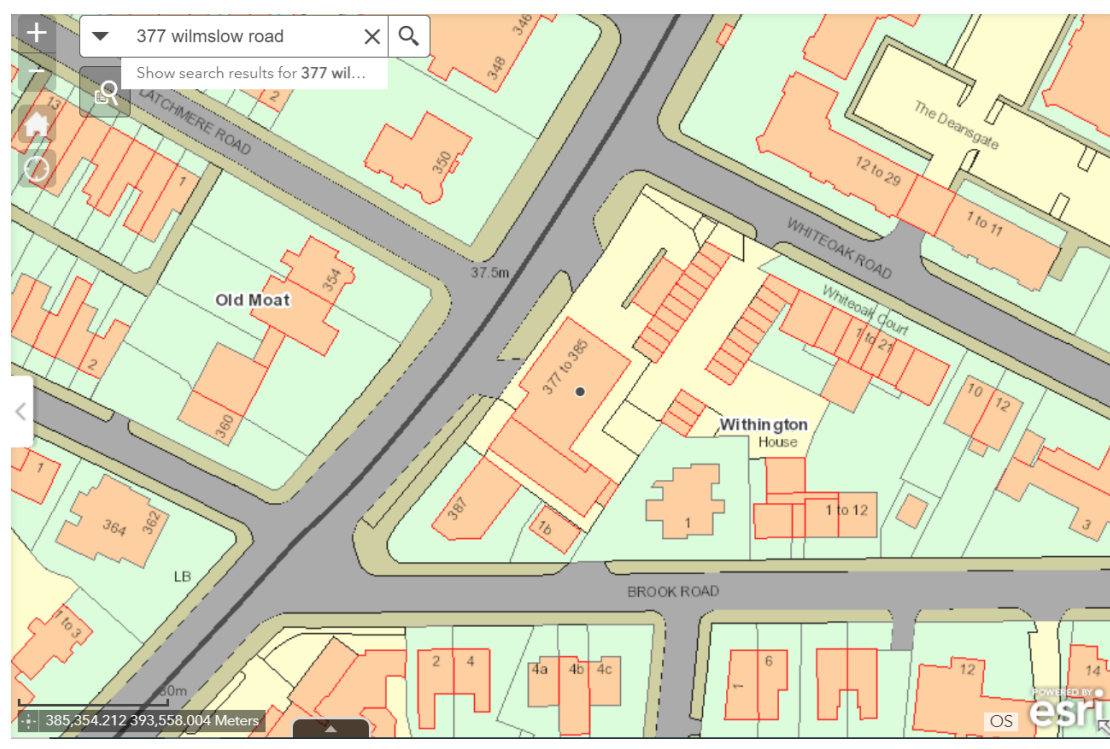
Representation

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.

Licensing and out of hours team have assessed the likely impact of the granting of this variation of licence taking into account a number of 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 variation of licence could lead to issues of public nuisance.

The application is seeking to allow the sale of alcohol from 8am-10pm every day.

The premises is situated on one of the city's major arterial routes and within a predominantly residential area with a high density of students. Nearby are several hotels currently being used as temporary accommodation for the homeless.



We are concerned this variation will undermine the public nuisance licensing objective by leading to an increase in antisocial behaviour in the area. It is likely to increase footfall in this area and lead to a rise in noise nuisance to local residents from groups congregating and migrating to and from the premises purchasing alcohol to “preload”. In May 2022 I received a noise complaint from a nearby resident regarding this premises using its tanoy system. We are concerned that the attraction of alcohol being available at this premises will lead to further complaints for the aforementioned issues.

We are concerned there will be a rise in litter from discarded drinks containers, and an increase of on street drinking. We are also concerned by the prospect of intoxicated people being in the dangerous environment of a service station and the potential risks this could pose.

The statement of licensing policy states-

7.2 In accordance with the section 182 Guidance, when setting out the steps they propose to take to promote the licensing objectives, applicants are expected to obtain sufficient information to enable them to demonstrate that they understand:

– The layout of the local area and physical environment, including crime and disorder hotspots, proximity to residential premises, and proximity to areas where children may congregate

– Any risk posed to the local area by the applicant’s proposed licensable activities

7.4 Applicants are encouraged to identify relevant factors through risk assessment of the local area for their premises before making the application.

7.5 Applicants are expected to address any local factors relevant to their premises.

Licensees should ensure all staff are aware of the DPPO/PSPO when situated within the designated area and reinforce the No Street Drinking warning at point of sale.

The application does not identify or show understanding of any of the local factors or specific risks associated with this location or negate the risk posed to the local area by the applicant’s proposed licensable activities. They do not acknowledge the PSPO in force in this area or detail how they will support it.

These concerns are further compounded by the applicant’s failure to identify who exactly the DPS will be. We have concerns that if an area manager is appointed then they will not be in day to day control of the premises, unable to ensure the measures needed to uphold the licensing objectives are in place and unable to immediately identify or manage any issues.

The World Health Organisation (WHO) study ‘Preventing violence by reducing the availability and harmful use of alcohol’ states. *A range of studies have explored associations between densities of alcohol outlets and violence. Despite methodological limitations, findings are generally consistent, associating higher outlets densities with higher levels of violence.*

The WHO study shows that an increase in just 1 licensed alcohol premises lead to an increase in assaults in that area.

Evidence from greater Manchester drug and alcohol strategy shows *Approaching a quarter of Greater Manchester residents (23%) say that, in their local area, there is a very/fairly big problem with ‘people being drunk or rowdy in public places’ (England and Wales = 16%).* This

is likely to be even higher in Fallowfield.

Nearly two thirds of violent incidents in public spaces are perceived by victims as alcohol related. Over three quarters of victims of violence that takes place after 10pm perceive the offender(s) to have been under the influence of alcohol.

Greater Manchester Police data for 2017/18, shows that 15% of crimes classed as 'Violence Against the Person', and 7% of Sexual Offences, were flagged as alcohol related.

89% of ambulance service workers in the UK believe that dealing with alcohol related ambulance callouts placed an unnecessary burden on their time and resources. On average, 37% of ambulance service time is taken up dealing with alcohol related incidents

The Greater Manchester drug and alcohol strategy also states.

We will also work with our localities to better understand the learning from the use of Cumulative Impact Policies (CIPs) and their role in strengthening the ability of authorities to regulate the availability of alcohol in Greater Manchester and elsewhere in the country.

While the CIP is currently under review, the issues that brought it in to existence for this area, in our experience, still exist and should be considered.

There has been a 48% increase in hospital admissions related to substance misuse amongst those aged 15-24 over the last 6 years in Greater Manchester. There was a total of 1,287 admission in the latest 3-year reporting period (2014/15 - 16/17). The GM rate of admissions per 100,000 population aged 15-24 years is 31% higher than the England rate.

The area where the premises is situated has a large student population who would fall into the 15-24 aged category and we are concerned an increase in availability of alcohol will only serve to put further strain on the emergency services and NHS.

The premises currently operates a delivery service and we are concerned this will be extended to include alcohol should the variation be granted.

The statement of licensing policy states;

9.6 The delivery of alcohol to problematic house parties causing local nuisance and disorder has been a problem in some areas of the city. Operators are expected to use their discretion to ensure that deliveries are refused in situations experiencing alcohol-related nuisance or disorder and to ensure that alcohol is not given to persons who appear drunk.

This has not been addressed in the application. House parties form a significant proportion of the noise complaints we receive and in my experience most are alcohol fuelled. So we ask if the variation is granted conditions are applied as below.

9.7 Where the authority's discretion is engaged following relevant representations, conditions restricting the operation of alcohol delivery services may be imposed by the authority where appropriate for the promotion of the licensing objectives.

Given our concerns outlined above we ask this variation is refused.

Recommendation:

Refuse Application

Re : Application Type: Premises Licence variation

Reference: 285721/CT4

Premises: MRH Fallowfield, Fallowfield Service Station, 377-385 Wilmslow Road, Manchester, M14 6AH

Applicant: Motor Fuel Limited

Description of proposed variation as given by the applicant:

The variation is to do the following:

1. To allow the sale of alcohol between the hours of 0800 and 2200 daily for consumption off the premises
2. To remove the conditions listed under Annex 2
3. To include in Annex 2 the conditions listed in the operating schedule attached to this application

Response on behalf of Withington Civic Society Planning Group

Withington Civic Society Planning Group **opposes the application.**

As a matter of general principle, the Licensing Committee will wish to consider the desirability or otherwise of petrol stations selling alcohol. Many European countries do not permit this. For example it was banned in France several years ago as part of a policy to reduce drunk driving. The WHO (World Health Organisation) publishes a list on its website of European countries which permit such sales and ones which do not.

The key local matter for consideration is Manchester City Council's Statement of Licensing Policy 2016-2021 published on 4 January 2016.

On page 27 to 29 of the policy there are detailed provisions in respect of Fallowfield/Wilmslow Road, all of which we consider are relevant and important. The incidence of crime is of particular concern, all the more so since the murder by stabbing of a young man on Wilmslow Road late last year.

The issue of noise is a matter which causes great distress to local residents, as reported to us by our members.

And the problems of litter will be regrettably obvious to anyone unfortunate enough to walk around in the area. A large planter very close to the entrance to the relevant premises has been devoid of plants for a period of years. It is instead full of litter including cans, glasses, and so on.

The sale of alcohol in a petrol station is, for us, alarming. It is likely to give rise to groups congregating just outside having purchased alcohol in order to pre load on the way to other venues. The likelihood of violent alcohol related crime in the area will increase. And indeed there will be an enhanced risk of fires from the casual disposal of smoking materials close to highly inflammable materials

This application seeks a licence until 10 pm seven days a week. There must be a strong presumption against such a licence in accordance with the paragraph above. Further, there is no good reason why such a licence should be granted, and to do so would be contrary to the Council's stated policy for all the reasons given. Therefore the application should be refused.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]