

Licensing Authority

**From:** Fraser Swift <[fraser.swift@manchester.gov.uk](mailto:fraser.swift@manchester.gov.uk)>

**Sent:** 31 March 2023 12:29

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

**Subject:** Premises Licence (new) application 285948/HH1: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward)

As a responsible authority on behalf of the licensing authority, I am objecting to the grant of this application

Fallowfield has a significant number of existing hot food takeaway venues, which has led to the issues associated with street litter and cleansing in the local area. The operating nature of the business and this application proposes nothing that gives any reason why it would not add to pre-existing issues of cumulative impact. It is submitted that granting this application would be likely to worsen the existing issues.

The likelihood is that discarded takeaway food wrappers will be discarded beyond the immediate vicinity of the premises and so the proposed steps in the operating schedule would not be effective. Issues of cleanliness and the ongoing issues with litter are a concern for local residents and I have concerns that the grant of this licence would worsen public nuisance issues they experience.

The proposed operating schedule and operating policies lack specificity for the site and I have reservation on their likely effectiveness, as a result.

I'd be grateful for more detail on how the premises intends to operate delivery services and whether this is through their own drivers or third-party delivery services.

In summary, I do not believe the grant of this application is likely to promote the licensing objectives but, conversely, it is likely to add to the problems already existing in this area. Therefore, the application should not be granted.

Regards

Fraser Swift  
Principal Licensing Officer  
Licensing Unit, Growth and Development

[fraser.swift@manchester.gov.uk](mailto:fraser.swift@manchester.gov.uk)

Office: 0161 234 1176


**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	<a href="mailto:Stuart.alderson@manchester.gov.uk">Stuart.alderson@manchester.gov.uk</a>
Telephone Number	

**Premise Details**

Application Ref No	REF 285948
Name of Premises	Dixy Chicken
Address	5a Wilbraham Road, Manchester, M14 6JS

**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 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 licence could lead to issues of public nuisance.

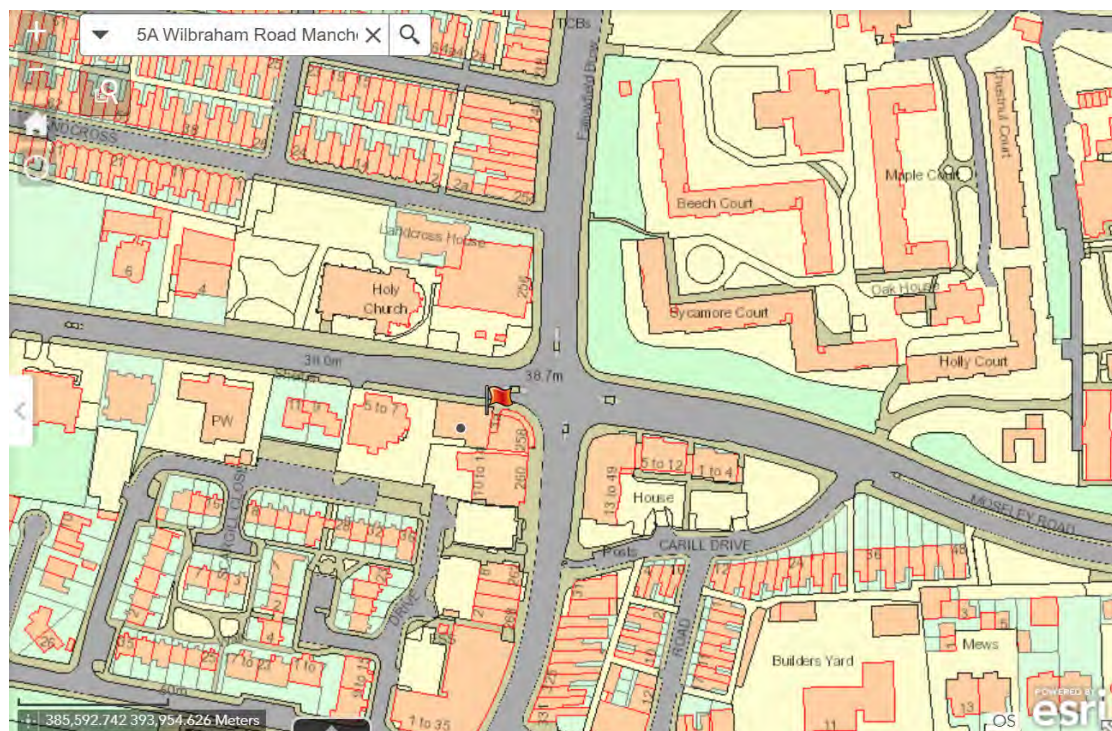
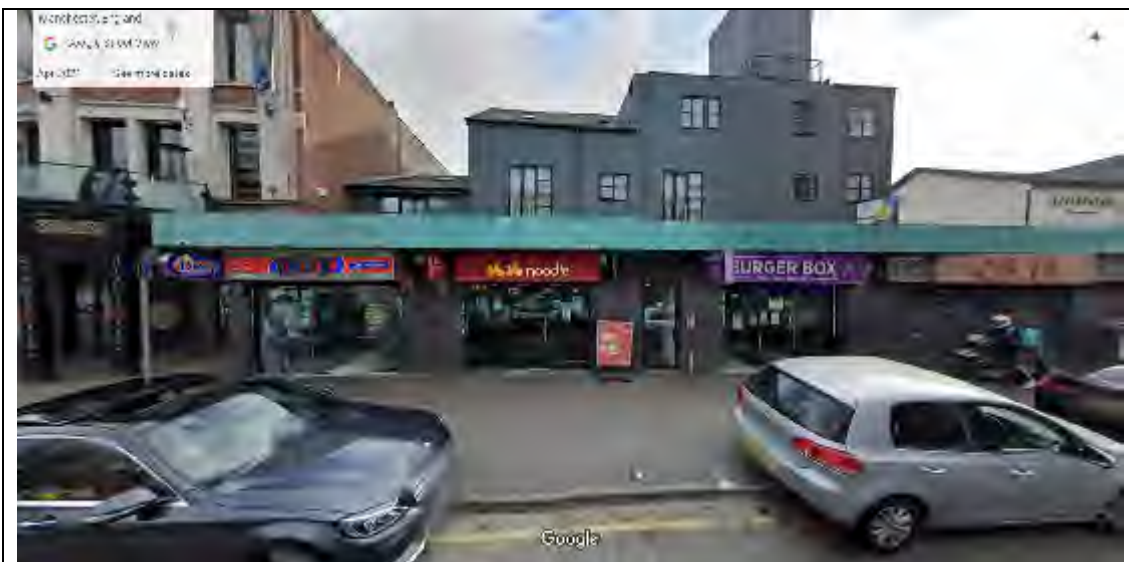
The applicant has applied for the following hours and licensable activities:

Provision of late-night refreshment:

Sun to Thurs 23:00 to 01:30

Fri & Sat 23:00 to 03:00

The premises is situated on the busy Wilbraham, Wilmslow and Mosley Road Crossroad (both with traffic and pedestrians). The premises is facing the popular student licenced music/restaurant/ bar venue 256. To the left facing the premises is a late opening Shisha bar, to the right a Noodle takeaway, a licensed burger takeaway open to public until 03.00am and a nearby licensed Indian restaurant open to public until 01.30am. Fallowfield has a significant number of existing hot food take away venues and other licensed premises which led to the cumulative impact policy being introduced. While the policy may currently be under review, the issues that led to its introduction, especially ASB and litter, are still prevalent in the area, especially late at night.



There are residential flats above several of these existing premises, a nearby apartment block and residential housing estate 50 metres to the rear of the premises.

LOOHT feel that with the proposed operating schedule will undoubtedly lead to an additional noise nuisance from customers arriving on foot, talking loudly, laughing, waiting for food, delivery drivers, cars/taxis pulling up waiting for customer to collect food, car doors slamming etc. Given the premises proximity to residential properties this is likely to cause a nuisance.

This is something we have receive complaints about from local residents at this location and they highlight the problem times as being between 23:00-03:00 which is exactly the time the applicant is seeking. An example of such a complaint states *"The takeaway is open really late and the noise is ridiculous. There is always delivery drivers waiting outside to pick the food up. Caller hasn't been able to sleep all night, this has been going on for a while now too. Time it happens: 11:00 - 03:00"*

Furthermore, the premises ventilation system will need to operate whilst the

premises is open and the extended hours could mean this will become a nuisance to local residents. The operating schedule does not mention this concern and no noise impact assessment has been provided to negate it. It is likely the granting of such a late licence will add to the noise nuisance already being experienced.

Litter, especially discarded takeaway food packing, is huge issue in the Fallowfield area. The steps proposed in the operating schedule are likely to be ineffective as the likelihood is that customers will move away from the immediate vicinity of the premises before discarding their packaging, as can be seen in the photos below of Fallowfield Brow. These photos show the typical state of the streets in Fallowfield each morning with discarded chicken shop takeaway wrappers littering the streets. Issues of cleanliness are a concern for local residents and place extra strain on already limited council services. We have concerns that the grant of this licence would worsen public nuisance issues residents experience and harm the council's ability to clean and maintain the street scene.







The application and proposed operating schedule do not address the issues, challenges and risks, especially late at night, specific to this area and this raise concerns over their effectiveness in this situation.

We believe the granting of this licence will undermine the licensing objectives and is likely to further add to the problem that exist in this area. Therefore we ask this application is refused.

Recommendation: Refuse Application

From: [REDACTED]  
Sent: 14 March 2023 19:35  
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>  
Subject: Licence 285948/HH1

Hello,

I wish to object to the following application:

Premises Licence (new) 285948/HH1: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS,  
(Fallowfield ward)

I am a long term resident of Fallowfield and feel that the extension of hours will only serve to increase noise and anti social behaviour, which we are already blighted by. [REDACTED]  
[REDACTED] we find that the majority of litter takes the form of takeaway litter which is discarded carelessly on the street, along with alcohol bottles and cans. It's very depressing living in a community which we are trying to care for ... this extension would only make things worse for local residents. Please consider the quality of life for local residents and reject this application.

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

**From:** [REDACTED]  
**Sent:** 15 March 2023 15:42  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Reference: 285948/HH1 - Dixy Chicken, 5a Wilbraham Road, Manchester M14 6JS

Dear Sir/Madam,

I'm writing in objection to yet another application from Dixy Chicken to trade until 3am Fri & Sat and 1.30am Sun-Thurs.

I'm highly concerned that the extended late night hours 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 5 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]

**From:** [REDACTED]

**Sent:** 16 March 2023 17:26

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

**Subject:** Dixey Chicken

I object to the request for the extended licensing hours.

The difficulties in this Fallowfield area are well documented. They gave rise to the Cumulative Impact Policy that has had some success in limiting on-going problems with late night trouble, transient noise, and endless

litter, which is dropped especially during the night in the locality and far afield (including my road).

Extended opening hours would increase the social nuisance that already exists.

[REDACTED]



RES 4

**From:** [REDACTED]

Sent: 19 March 2023 15:48

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

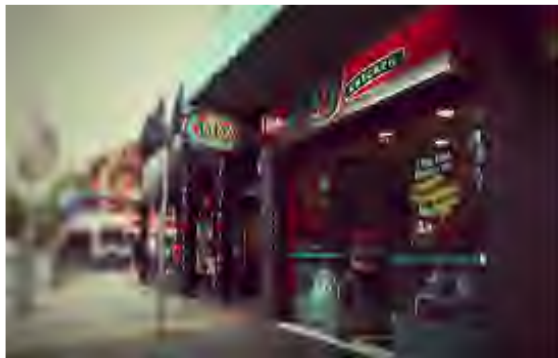
[REDACTED]  
[REDACTED]  
Subject: Premises Licence (new) 255581/BJ1: Dixy Chicken, Unit 1, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward)

Your Ref: Premises Licence (new) 285948/HH1: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward)

To whom it may concern;

I am a long-term resident of [REDACTED] and I am objecting to the request for a license extension Until 3am Fri & Sat, and 1.30am; Sun-Thurs at "**Dixy Chicken**" (5a Wilbraham Road, Manchester, M14 6JS)

These premises (Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS) are situated on Wilbraham Road Fallowfield, 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 several bars, public houses, off licenses & takeaways and one of the largest student populations in Europe.

The extended operational hours requested (Until 3am Fri & Sat, and 1.30am.Sun-Thurs) would mean that the premises would be open later than nearly all other premises in the area.

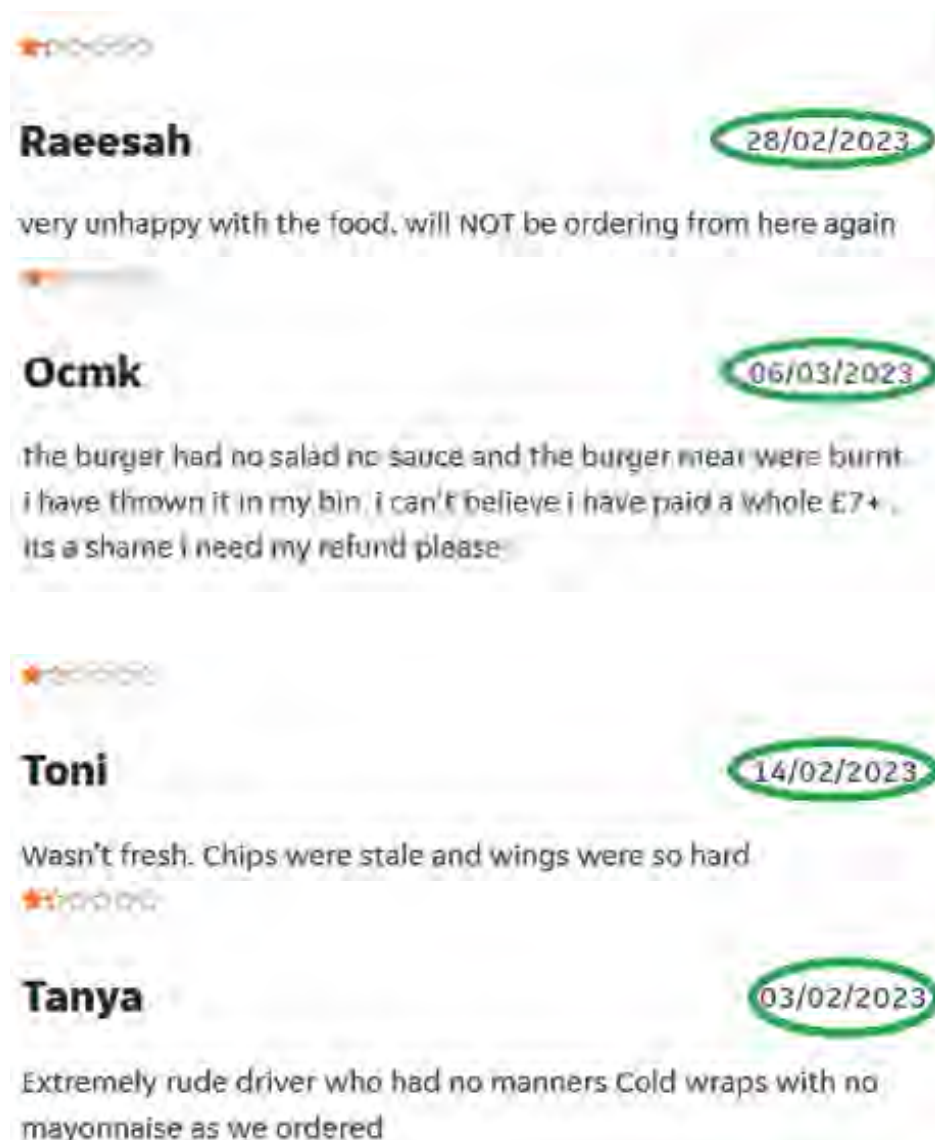
This will create added noise disturbance which will obviously be extended beyond what is already being suffered on a regular basis by the local residents.

The Wilmslow Road corridor already suffers from begging, street drinking and other alcohol related anti-social behaviour and to allow the premises an operating window until Until 3am Fri & Sat, and 1.30am; Sun-Thurs, will undoubtedly exacerbate these problems.

Students (of which the greater percentage of cliental to this junk food emporium would be) are a magnet for robbers and drug dealers. The inebriated student (who, quite frankly, in this condition {6 x pints of

strong larger onboard, with lungs full of nitrous oxide}, bless them, are the only humans purchasing this junk) staggering around with their “**Dixy Chicken**” box, is an easy pic for a robber. A drug dealer, would find this spot irresistible in the small hour time for an extra sale.

“**Dixy Chicken**” Operation. Let’s have a look at 4 x of the **recent feedbacks** to see what’s changed (from years of previous applications for ridiculous small hours opening):-



Feedback from 12-01-21 :-

***“Poor customer service Very aggressive staffs This branch has changed hand recently and since the service and food quality is gone down, staff at this place are very rude and aggressive DO NOT ORDER OR VISIT THIS TAKEAWAY”***

.. Nothing changed there then in 2023 from 2021.

The extended operational hours requested (Until 3am Fri & Sat, and 1.30am; Sun-Thurs) would only be creating an addition to the 1-star reviews then, and more importantly, to affecting the wellbeing (most certainly, constitutionally) of the junk food patron.

Ah yes, I see, Dixy Chicken, you naughty people, The Wilmslow Road area of Fallowfield area’s Cumulative Impact Policy (which meant that this area has been identified as one in which there is a concentration of licensed premises which is deemed maximum for an area to contain and that the hours in which premises can open and are already at the earliest and latest times acceptable for the area) is no longer in effect and you’re trying to do a sneaky and get this through/passed. Shame on you; naughty Dixy. Fact’s remain though Mr Dixy, you’re only going to add to problems of street noise, nuisance and litter (I’m fed up with picking junk food wrappers, boxes and used tissues out of my front garden) and adding to the already insufferable cacophony of noise (delivery cars coming and going, early hour inebriated patrons {mainly students} screeching and hollering etc)

I would be very grateful if you could consider these points,

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**PS Comments.** It has also just been brought to my attention, that, unbelievably, this is the sixth time in a few years, that “**Dixy Chicken**” has applied for a small hour’s late licence. Each and every one of these has been refused. The fact of the matter is; nothing’s changed, the reasons surrounding those refusals haven’t changed and therefore I’ve every confidence that the good folk of the committee will refuse this yet again (and thank you, in anticipation of that decision being made)

**From:** [REDACTED]  
**Sent:** 25 March 2023 13:11  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** FW: Premises Licence (new) 285948/HH1: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward)

Re: Application Type: Premises Licence (new)

Reference: 285948/HH1

Premises: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS

Applicant: Mr Mohammed Zubair

Proposed hours and licensable activities:

Provision of late night refreshment  
Sun to Thurs 11pm to 1.30am, Fri and Sat 11pm to 3am

The provision of late night refreshment will take place both indoors and outdoors.

Opening hours:

Sun to Thurs 11am to 2am, Fri and Sat 11am to 3am

**Response on behalf of** [REDACTED]

[REDACTED] **opposes the application.**

This is a repeat application. We believe similar applications for the same premises have been made on numerous occasions and in each case have been rejected.

We believe, according to research previously carried out by Manchester City Council, that Fallowfield already suffers from the greatest levels of crime (both general and alcohol-related) compared to surrounding areas,. The degree of antisocial behaviour recorded in the area is also significantly disproportionate. Antisocial behaviour levels peak during the late night/early morning, and correlate with the closing times of alcohol-led licensed premises.

All this is set out in detail in Manchester City Council's Statement of Licensing Policy 2021-2026 and gave rise to the Cumulative Impact Policy (CIP). Whilst it may be the case that the CIP has lapsed, the underlying research remains valid. Unfortunately, in our experience these problems have got worse in the last couple of years. I will mention just one incident – the murder of a young man on Wilmslow Road last Autumn.

Complaints about antisocial behaviour from local residents repeatedly cite problems of noise, littering, vandalism and antisocial behaviour from persons going out to and returning from licensed premises, including complaints of preloading and drunkenness. Additionally, there

was evidence of litter caused as a result, including discarded alcohol containers and takeaway wrappers in the street. Extra street cleaning services are required in the local area as a result of the disproportionate levels of litter, particularly caused by the high number of late-night takeaways in Fallowfield. Problems of preloading en route to licensed premises persist despite the existence of a Designated Public Place Order for Fallowfield.

We would note in particular that:

- Litter in the area of the relevant premises is already a significant problem. The problem is not trivial. It is appalling. Later opening hours will exacerbate it.
- Noise from delivery vehicles, not to mention hammering on doors, ringing of doorbells and so on will add to the night time disturbances
- The incidence of anti-social behaviour in the immediate area causes significant loss of amenity to families and residents, with much on street eating and drinking and late night /all night parties by young people living in HMOs. Such a late night takeaway will lead to the congregation of large numbers of drinkers with all the attendant noise and littering.
- The problems of for example Fallowfield are working their way into Withington, and we in Withington are very anxious that the situation in Fallowfield should not get any worse.

We would also refer to The Hot Food Takeaway SPD of March 2017. This states, inter alia

#### *Policy 2*

##### *Amenity*

*Hot food takeaways (A5 uses) will be considered against Core Strategy Policy DM1 Development Management and specific considerations include:*

##### *Hours of Opening*

*Unless affected by Policy 3 of this SPD, the hours of opening of a hot food takeaway will depend on whether it can be demonstrated that there would be:*

- *no unacceptable impact on residential amenity as set out in DM1 Development Management,*
- *there is an established night time economy*
- *it would not adversely affect the character and function of the immediate area, including existing levels of background activity and noise.*

The proposal by the applicant manifestly fails to meet the requirements of the SPD. There is already an excessive number of hot food takeaways in Fallowfield, and extending the hours of this particular establishment is not in our view appropriate.

Whatever steps the applicant may take, the overwhelming probability is that the granting of a licence extension as requested by the applicant will only exacerbate the problems associated with such premises as identified above.

**Therefore the application should be refused.**

[REDACTED]

[REDACTED]

**24th March 2021**



**From:** [REDACTED]

**Sent:** 28 March 2023 10:37

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

[REDACTED] Fraser Swift <fraser.swift@manchester.gov.uk>

**Subject:** Premises Licence (new) 285948/HH1: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward)

Dear Sirs

I am writing on behalf of [REDACTED] We strongly oppose the request for **yet another (their sixth) late night licence**. The reason for our continued objection is that this area is swamped with late night takeaways and licensed premises which create a vast amount of **public nuisance** including night noise from (the mainly student) patrons who walk past our homes late at night and wake us up. The cumulative effect of all these licensed premises is not good for the health and wellbeing of families who live in the area all year round. Many of the licensed premises cater mainly for the student population and don't operate at all (or at greatly reduced hours) during the academic holiday periods (Christmas, Easter and summer). This is almost half of the year.

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 licensed premise applications are to be considered.

The applicant is the same as named on the last application in 2021. Despite the list of conditions, we do not believe that the management of the premises is acceptable or that there has been any change over recent months. Recent reviews attached indicate that staff and delivery drivers do not behave in a responsible manner.

Since the last hearing for Dixy Chicken Fallowfield we note that there was a hygiene rating of 3 in November 2022, a very average score and the **just eat website advertises their collection hours until 1.30am** without a license for late night hot food. These indications along with a large number of poor reviews about quality of food and poor customer service and reports of rude staff, does not inspire confidence in the upholding of the licence conditions or good management. The list of conditions attached to this license seem on balance unlikely to be adhered to considering these points.

### **Public Nuisance, Public Safety & Crime & Disorder**

There is already an overabundance of licenced premises in Fallowfield which target the vast number of students that live in this suburb. [REDACTED] have been suffering the effects of the excessive number of licensed premises for years. These create massive amounts of public nuisance due to the number of premises. Another opening until 1.30am Sun-Thurs and 3am Fri-Sat with deliveries until 3am is not what Fallowfield needs and we are convinced that it will add to the cumulative impact of noise and litter.

How can it not? Litter will be dropped and this may not be outside the premises. Dixy litter is found all over Fallowfield already. Residents [REDACTED] regularly see discarded Dixy wrappers including on the Holy Innocents church car park, Wilbraham Rd, [REDACTED] as well as many others.

Fallowfield has many restaurants, take aways and bars selling food. This accounts for a high percentage of the retail units and is the highest in all district centres (Manchester: Planning Supplementary Policy for Hot Food Takeaways, March 2017). Since this report an even higher number of retail units are for hot food take away in Fallowfield. We feel that granting another late night license at Dixy would not only harm the neighbourhood but it is contrary to MCC's Supplementary Policy for Hot Food.

#### **Hot food Food & Alcohol Outlets in Fallowfield District Centre. March 2023 TOTAL 54**

**New Zealand Wines  
Midway Wines  
Go Local**

**Sainsbury's**

**256 (nightclub)  
Nest (nightclub)  
Haus (bar)**

**The Studio  
Friendship Inn  
Wetherspoons Grand Central  
The Handle Bar**

**McDonald's  
Abdul's  
Atlantic Fish Bar  
Kebabish  
Blue Cafe  
Costa  
Creams  
Joel's Grill HQ  
Allen's Fried Chicken  
Subway  
Tzatziki  
Major Tom  
Chicken King  
Arabian Nites  
Yoyo Noodles  
Burger Box  
Chai**

**House of Chai kiosk  
Dixy Chicken  
Turkiss**

Krunchy Fried Chicken  
Dominos  
Chesters  
Papa Johns  
Shell garage with Costa & takeaway snacks  
Monga Chicken  
Fireaway Pizza  
Kej's  
Burger & Co  
Starbucks  
Brgr Bro  
Players  
OMG  
German Donor Kebab  
**The Mexican**  
Desi's  
Jaipur Palace  
Yahala  
Nandos  
Fuzion  
Dream Wok  
Nayaab  
**Manchester South Hotel**

Some of the above premises have a late night licence which runs into the very early hours but many do not. The problems of noise and anti-social behaviour caused by the large number of these create noise nuisance as well as litter because takeaways rejuvenate people after a night out at a bar. They then become even louder on their walk home and often deposit their litter in our hedges and gardens. The proportion of hot food takeaways in Fallowfield District Centre way exceeds the suggested 10% by MCC. [REDACTED] are regularly reporting high levels of litter and reporting this to Neighbourhood Officers.

Deliveries during the night already bring a lot of noise and traffic to residential streets and sometimes result in residents being woken during the night by delivery to the wrong address. Car door slamming and engine revving disturbs our sleep. There are many families living in Fallowfield who have children and the constant erosion of normal peace at night time by delivery vehicles operating from late night licensed premises means that residents (including students) often suffer sleep deprivation. Parking access for delivery drivers is also near a very busy road junction where there are a high number of road traffic accidents. The extra delivery vehicles will add to these problems and add to problems of **Public Safety**. Even during the daytime, deliveries to Dixy cause problems (see photograph attached, March 2023). This is a very busy junction where there are often road traffic accidents. At night the parking on that corner for Dixy and other neighbouring takeaways is congested and very dangerous.

There are also high levels of crime and disorder and issues of public safety on the streets of Fallowfield during the early hours. These problems are serious and include the recent fatal stabbing of a student in the early hours of a weekday morning. We consider the opening of another late night premises in a flashpoint location could add to problems of


trouble on the streets by providing a more vibrant night economy. <https://www.theguardian.com/uk-news/2022/oct/29/teen-arrested-on-suspicion-of-after-student-stabbed-in-manchester>

## Conclusion

Residents feel that another late night take away in Fallowfield will undoubtedly add to the problems that are very well documented. The cost to MCC for cleaning up is extensive. We feel another late night license will undermine the licensing objectives. No amount of conditions imposed will convince us that these premises will uphold the licensing objectives especially in relation to public nuisance so we ask that this application be refused in full.

Yours

[REDACTED]  
[REDACTED]  
[REDACTED]



<https://www.just-eat.co.uk/restaurants-dixy-chicken-new-manchester-m14-1/>

Welcome to Dixy Chicken.

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**Opening times**

Delivery	Collection
<b>Monday</b>	11:00 – 00:30
Tuesday	11:00 – 00:30
Wednesday	11:00 – 00:30
Thursday	11:00 – 00:30
Friday	11:00 – 01:30
Saturday	11:00 – 01:30
Sunday	11:00 – 00:30

2200 reviews	
<b>Tracy</b>	05/12/2022
They forgot our drinks. Then the delivery person knocked on my door so hard three times I was honestly scared and told him that he was rude. If not my sons favourite chicken hot or cold(usually cold) I personally would never order again..	
★☆☆☆☆	
<b>Dounia</b>	05/12/2022
I never received my order	
★★★★★	
<b>Shahd</b>	05/12/2022
★★★★★	
<b>Aaron</b>	05/12/2022
Friendly driver	
★☆☆☆☆	
<b>Connor</b>	04/12/2022
Not here	
★☆☆☆☆	

2200 reviews	
<b>Irfan</b>	05/03/2023
★☆☆☆☆	
<b>Hafsa</b>	03/03/2023
Deliver drive was so rude	
★☆☆☆☆	
<b>Kevin</b>	01/03/2023
I was just moved in new house very tired and hungry and they lated my Food 45 min !	
★☆☆☆☆	
<b>Lena</b>	28/02/2023
Very rude delivery driver shouted in my brother and sisters face absolutely ridiculous they are 13 years old !!	
★★★★★	

<b>Sinead Leo</b>	July 2022
★★★★★	
Used to let my children have dixys as a treat every Friday ...never again I sent my son and daughter in (daughter is 13) and she was asked for phone number by a man who looked 30 and persued her quite aggressively absolutely disgusting. Since then have heard this is commonplace ther. Lock your daughters up these guys have no morals	
<b>thejo vyas</b>	July 2022
★★★★★	
Best pizza ever ❤️❤️Cha Cha the best pizza man❤️	
<b>ashita mintu</b>	June 2022
★★★★★	
Got food on time, best experience. Delivery driver is soo friendly and lovely. Delicious food, I would order every now and then.	
<b>Usama Javed</b>	June 2022
★☆☆☆☆	
If I could I'd give 0 stars! ordered at 5pm and got my food at 7:20pmThe driver was very rudeAnd the food was very coldI would not encourage anyone to order from this place	
<b>Shahzaib Arif</b>	April 2022
★☆☆☆☆	
Absolutely pathetic. I have been to this restaurant a few times and it continues to get worse. Every time I go, my order is either incomplete or is given to me with no care in the world about presentation or flavour.The chicken is bland and dry and the same goes for the chips. There seems to be a lack of attention to presentation and detail. My food is always either undercooked or overcooked and	

**From:** [REDACTED]  
**Sent:** 27 March 2023 22:17  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Dixy Chicken, 5a Wilbraham Road, M14 6JS

Dear Sirs/Madam,

Re: New Premises Licence

285948/HH1 : Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS

I am writing on behalf of [REDACTED]. Once again, we would like to object to the above application in the strongest terms. We believe this is the 6th time this applicant has applied for a new licence and each time the application is broadly the same; very late opening hours and late night deliveries.

First of all I would ask the council's legal advisors to consider whether repeated applications like this are regarded as 'vexatious, frivolous or repetitious' (see Licensing Act on this) and should therefore be refused at the outset? Having to deal with these repeated applications are an enormous waste of our time, money and cause a lot of stress.

In most areas, the Licensing Act (a permissive form of legislation) probably works quite well because local businesses are obviously keen to serve the needs of residents and do not want to bring additional harm to an area however, in areas where there are very large transient populations (e.g. tourists, students etc), the situation is different. In Fallowfield (M14 6 postcode area) 56% of the population are now students and there are also large numbers of Airbnbs and short term supported living units. It is widely accepted that a transient community are not so affected by noise/litter issues because they are not here for the long term, they are also more likely to add to the problem. Very sadly, most of the licensed premises in our area seem more keen to focus on this market, rather than provide a quality product and build a loyal custom base from the permanent population. There are approximately 50 licensed premises in the district centre and most of them are takeaways. This saturation is more than an equivalent sized area in most town or city centres and yet we are a residential suburb, not a city centre.

What this means to us:

MCC and the police have to use increasingly scarce resources to try and manage the full array of ASB/criminal issues which arise from the late night economy in our neighbourhood but it is not possible to do this adequately and so our lives are seriously impacted as a result. This means that many long term residents have given up and left the area and we are in a downward spiral. [REDACTED] ever attended issues of ASB including noise, litter and public safety have dominated [REDACTED].

This is the reason why Fallowfield has extra litter sweeps laid on by MCC, as compared to neighbouring suburbs which do not have such a large transient population - or such large numbers of takeaways but in spite of this it is still not enough to deal with the tide of rubbish in the area - (N.B. much of the litter is from takeaways).

Aside from MCC's litter collections, there are lots of other local initiatives to try and tackle the litter issues. For example, just in the last 2 weeks I know of the following formal sessions; [REDACTED] collected 16 bin bags of rubbish from nearby streets - this is a



On 17th March -

held a litter picking and planting afternoon on the streets on the Brow. The Brow is less than a minute's walk from this takeaway premises and the area is one of the worst spots for litter, other ASB and crime in Fallowfield. It is no surprise that these streets are also extremely close proximity to most of the takeaways (including Dixy's).

On a more informal basis,

a portion of our time is wasted picking up litter (mostly takeaways, including Dixy's). Last week I personally collected approximately a bag full of rubbish in the garden. Sometimes the litter is so bad that we cannot put it in the bins and I have had to dispose of it elsewhere.

Allowing Dixy's to open in the early hours of the morning will certainly add to the litter problems. Late night opening hours will obviously attract the following custom; People leaving the late night bars,  
People going to and from the house parties, People with late night 'munchies'.  
People who are milling around the streets in the early hours of the morning.

This late night clientele are often under the influence of drink and/or drugs and are not fastidious when it comes to litter disposal. This is why we often see vomit, glass and takeaway wrappers in the morning which were not there the night before.

Any amount of litter picking in the immediate area around the premises will not stop the litter on our streets.

I think it is particularly sad that children growing up here will see litter as 'the norm' and I am sure that this is building up yet more problems in the future as a generation grows up thinking it's okay to drop your rubbish. Apart from the litter aspect, there are also the noise implications - (intoxicated) people out at this time of night are often in groups (this particularly applies to students) and we know to our cost that they can be extremely noisy. It is not uncommon to be woken up several times a night by these groups and, over a period of time, I think this is very damaging to our collective health and wellbeing. ( I would ask you to consider Article 1 of the first protocol of the Human Rights Act in relation to our rights 'to peaceful enjoyment of our property').

Late Night Deliveries:

We also note the applicant would like to do late night home deliveries and we are strongly opposed to this too. Local residents complain about being woken up by these takeaway deliveries. Loud door knocking (HMOs often don't have bells), car doors slamming/motorbikes revving, deliveries going to the wrong address are all very disturbing and it is particularly damaging when you have to wake up early the next morning for school, lectures or work. Moreover, just because takeaways are delivered doesn't mean that there are no litter issues. Takeaway wrappers like the Dixy's boxes are quite bulky and we often see litter of this nature in front gardens and overflowing from wheelie bins. Takeaway litter is one of the main reasons why bins at HMOs are not large enough to cope.

Public Safety

Dixy's is situated very close to the busy Wilmslow Road/Wilbraham Road junction and to have late night delivery drivers pulling in and out will pose an increased road safety hazard - especially bearing in mind the level of traffic, including cyclists, in the area.

Finally, but most seriously, we do not think it is safe to encourage any more late night activity in

the area. [REDACTED] have mentioned that they feel increasingly vulnerable in the area, there have been incidents of robberies/muggings, knife attacks, extreme threatening behaviour and very tragically a young man was recently murdered on the street (just metres away from these premises) in the early hours of the morning.

#### Conclusion

We cannot see any possible benefit in granting this licence in any form whatsoever, indeed we think there is a very strong case to say that this application should be struck out from the outset because it is substantially the same as previous applications. Surely there must be a limit to the number of times an applicant can make the same application.

However, if it does come to a hearing, we would urge the panel to refuse the application in full - as has previously been the case - there are no conditions which will prevent it causing (significant) public harm and thereby undermine the licensing objectives.

Yours sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 30 March 2023 12:02  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Dixy Chicken Application

[REDACTED]  
[REDACTED]

Dear Sir/Madam,

I have no objections to the following application - Premises Licence (new) 285948/HH1: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward)

I feel that dixy chicken being open later into the night will give local residents more options of where to eat from and I feel it could potentially help to disperse noisy and drunk people instead of them being centralised at the few takeaways which operate late into the night.

I assume dixy will need to hire more staff if this late night licence is granted to cover night shifts. This is beneficial for our community and can support students and other people into employment.

Litter control measures are necessary in our area but after reading their application they do have strict procedure in place to deal with litter. If they do and can implement this then I am happy with this application going forward.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 30 March 2023 19:56  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>

**Subject:** Premises Licence (new) 285948/HH1: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward)

Dear Sir/Madam

**Dixy Chicken, Unit 1, 5a Wilbraham Road, Manchester, M14 6JS**

I write on behalf of [REDACTED] regarding this latest application for this takeaway to trade until 1.30am Sunday to Thursday and 3.00am Friday & Saturday. Once again we write to oppose this application. This is the 6th time now we will have objected to these premises being licenced to trade until late into the night and each time the previous applications have been refused.

As long term residents living so close to Fallowfield District Centre we see on a daily basis the litter left from our nearby takeaways. Dixy Chicken is very close to [REDACTED] and many users of this takeaway pass by our homes when walking back to their shared accommodation eating their food as they go. When the food has been eaten the wrappers are discarded on the pavements or thrown into gardens, so the bins provided on the premises are useless for this type of customer.

There are many families living [REDACTED] who have children with ages ranging from 0 – 18 suffering from disturbed sleep which is particularly noticeable during University term times, this is because transient noise travels from Wilbraham/Wilmslow Road area of Fallowfield District Centre bars and takeaways. The majority of businesses trading within FDC operate late into the night and despite the Applicant's points to mitigate adding to the cumulative effects [REDACTED] are not reassured due to the proximity of this business to our homes. Students tend to walk in groups of at least 4 and wake us up due to their shouting, loud screams and sounds of general merriment - at volumes more suited to daytime hours rather than the early hours of the morning walking through a residential area, so signs asking patrons to respect neighbours are again pretty useless to people who have been drinking alcohol for many hours.

We are concerned that should this Licence be granted, with hours as applied for, it will increase night time noise disturbance by having yet another takeaway open until up to 3.00am and providing late night deliveries. Due to drivers using satnavs to locate addresses we are constantly disturbed in the early hours by drivers ringing our doorbells due to our postcodes

and lack of good road signage taking them to the incorrect address. Residents [REDACTED] get woken up at times by delivery drivers ringing the wrong bell and this can be quite alarming and frightening in the early hours. [REDACTED] is very close to Fallowfield District Centre and we are regularly disturbed by noisy patrons. We do not want another late night licensed premises to add to these disturbances.

Neighbours have told me how they see delivery drivers using the front of these premises, which adds to the congestion of this busy junction, together with customers who drive to pick up their food and park on the narrow pavement. Nayaab car park is also used which again disturbs residents who live in the family homes [REDACTED] which is closest to the businesses on Wilbraham Road along with those living at the far end [REDACTED].

We fully support the Objection written by [REDACTED] who goes into much greater detail as to why this application should be refused with the applied for trading hours.

We can see no merit in permitting these premises to trade until 3.00am and respectfully ask that this application is refused in full.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 31 March 2023 12:26  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Dixy Chicken Application

Hello,

I am writing to inform you that I have no objections to Dixy Chicken Fallowfield extending their operating hours.

I order from this particular chain in Fallowfield on a regular basis and I find their food is more affordable and tasty than other takeaways operating in the area. I am excited that I might have more access to their food past 11pm.

Usually we have very little choice when ordering food late night especially on Fridays and Saturdays when we want to order later into the evening. Dixy being granted a late night licence would give local residents more options of where to order from and I would certainly prefer this to other establishments like Chesters or burger box.

I haven't personally experienced any noise disturbance or littering specifically associated with Dixy Chicken.

Many regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**From:** [REDACTED]  
**Sent:** 02 April 2023 11:55  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Application for licence extension - dixy chicken fallowfield

Hello

I would like to submit a positive representation for Dixy Chicken's application to extend their hours.

Application - Premises Licence (new) 285948/HH1: Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward).

I heard about this application via the blue notice on Dixy's window. I am quite happy that they are taking steps to extend their standard operating hours. I feel that we as a community should be supporting our local businesses which have no doubt struggled due to Covid-19 and the cost of living crisis.

I am [REDACTED] and I am also struggling due to the cost of living crisis. I have had to depend on the household support payment and the cost of living payments to make ends meet during the past year. One of the reasons I am supporting this application is because of the role Dixy Fallowfield has played in helping me cut down on costs. With gas and electric bill costs skyrocketing, I have found that using gas cooker for prolonged periods of time every day to prepare meals is becoming unaffordable and very very costly for me. Instead, I have relied on ordering my meals from outside to save costs associated with using our gas cooker. In particular, I like to order from dixy as it is both affordable and tasty. I can use the chicken to create sandwiches and salads for myself and my [REDACTED] partner. We have come to rely on this method of eating to save costs.

My family enjoy the food made by this particular establishment a lot and I believe my daughter will also be writing in to put her views forward.

Another reason I have to support this application is because I feel that this takeaway is very serious about their measures to keep the community clean and litter free. They have policies in place not only to deal with the litter issues but also the noisy and anti-social behaviour. I feel they are serious in their intention to keep our community safe.

I also don't think it is fair to blame takeaways for noise and antisocial behaviour. I feel that takeaways are treated harshly in this respect and actually the only people who should be held accountable for this sort of behaviour is the people who commit these acts. I also feel that people will find ways to get around the rules in place with or without late night establishments operating. For example, youngsters buying their own alcohol stash, getting drunk and then acting unruly and antisocially late into the night. You will also find many cases of people getting together with their friends and racing their cars late at night. Another major issue is the use of nitrous oxide cannisters which are scattered all over our streets. These hallucinogens are another case of ASB and excessive noise. As you can see from these few examples, people who are determined to act selfishly will do so with or without late night establishments operating.

I sincerely hope that you can review this application from the perspective of those people who do want to support their local businesses and also for the many who depend on them to get by.

I would like thank the licensing team for considering my representation and for taking the time out to read this lengthy email.

Kind regards

[REDACTED]

[REDACTED]

**From:** [REDACTED]

**Sent:** 03 April 2023 22:15

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

**Subject:**

To whom it may concern,

I have no objections to the extended operating hours for Dixy Chicken Fallowfield.

I feel that businesses have suffered a lot during and after Covid-19 and I can sympathise with the applicants desire to trade later into evening to increase their revenue.

I have not had any issues with takeaway litter or noise disturbance and I feel that objecting on these grounds is unfair to the business.

I would also like to you to note that antisocial behaviour in the area is as a result of people in the neighbourhood excessively using nitrous oxide cannisters and to penalise takeaways for this is again unfair.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]

**Sent:** 04 April 2023 00:31

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

**Subject:** Premises licening for dixy Fallowfield

Dear Sir or Madam

I have no objection to the following application - Premises Licence (new) 285948/HH1:  
Dixy Chicken, 5a Wilbraham Road, Manchester, M14 6JS, (Fallowfield ward)

I am supporting this application for several reasons. The first reason is that dixy chicken Fallowfield serves tasty, clean and affordable food. I think that the council should look favourably upon this application because doing so would give our community more options of where to eat food late at night. I also feel more reassured ordering from Dixy late night as opposed to other takeaways in the area as it is well known brand/franchise with takeaways all over the country.

I have never had any issues with litter problems and have never seen their packaging in our streets. In relation to noise disturbance - there are many ways that Dixy can limit noise disturbance e.g. putting up posters warning customers to reduce their noise levels or warning customers verbally when they visit the takeaway late at night. After speaking to staff at Dixy, I have been told that these measures will be implanted.

I have eaten from other takeaways in the area such as burger box but the limited variety is very off-putting and I feel that granting dixy this licence will help local residents have more choice of where to order from.

I feel that local businesses need our support in these difficult times when the cost of living is going up for all including small businesses. I feel that supporting these businesses progress is directly and indirectly supporting the growth of our community.

I have seen my mother struggle with the cost-of-living crisis and I've seen her rely on takeaways and pre-cooked meals a lot. I hope you can take my views into consideration

and I would like to thank you for giving me the opportunity to share my thoughts and feelings.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]

**Sent:** 04 April 2023 08:04

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

**Subject:** Dixy Chicken Ref 285948/HH1

Dear Officer,

I write on behalf of my family to wholeheartedly support the objections raised to the Dixy Chicken application by [REDACTED]

[REDACTED]  
Dixy Chicken wish to trade until 2.00am during the week and until 3.00am on Saturday and Sunday mornings.

Late night trading in Fallowfield District Centre, where there is an unacceptably high cluster of Licensed Premises, has a negative impact on my family life and neighbourhood. There are two main reasons: environmental degradation and danger because of littering and broken glass - and sleep loss.

I have reported 7 cases of broken glass and vomit to MCC since March 10th alone - they are case numbered in my account(ref. numbers available). I have also reported transient noise which wakes us at night to the Off Campus Affairs Officer.(e-mails available)

[REDACTED] along it removing takeaway litter and discarded cans and bottles.

Another late night licence granted to Premises in Fallowfield District Centre can only make this sorry situation worse - and increase the unwelcome reputation Fallowfield has gained as a destination for drinking and takeaway purchases during the small hours.

[REDACTED]



RES 15

**From:** [REDACTED]

**Sent:** 04 April 2023 12:22

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

**Subject:** Premises Licence (new) 285948/HH1

Dear Licensing Team,

I have no objections to the following application - Premises Licence (new) 285948/HH1: Dixy Chicken, 5a Willbraham Road, Manchester, M14 6JS (Fallowfield Ward)

Dixy Chicken Fallowfield opening later than 11pm will give everyone more variety in where we can order from.

I emphasise with the application - this is their 6th application so clearly they must be struggling which is not surprising considering the current economic climate/situation.

I think it would be good for them to be open longer as it could help with employment opportunities for local students who live close by.

I look forward to hearing from you soon.

Kind regards,

[REDACTED]

[REDACTED]

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**From:** webfeedback@manchester.gov.uk <webfeedback@manchester.gov.uk>  
**Sent:** 04 April 2023 23:41  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Make representation to a licensing or gambling application

Question	Response
<i>First name:</i>	[REDACTED]
<i>Last name:</i>	[REDACTED]
<i>Building number or name:</i>	[REDACTED]
<i>Street:</i>	[REDACTED]
<i>Area:</i>	[REDACTED]
<i>Postcode:</i>	[REDACTED]
<i>Email :</i>	[REDACTED]
<i>Application reference number:</i>	285948/HHI
<i>Premises name (if known) and full address this representation relates to:</i>	Dixy Chicken 5a Wilbraham Road M14 6LH
<i>Which of the licensing objectives are relevant to your comments on this application: :</i>	The prevention of crime and disorder
<i>Which of the licensing objectives are relevant to your comments on this application: :</i>	The prevention of public nuisance

**Question**

*Please state your comments on this application :*

**Response**

The area already experiences a high degree of anti-social behaviour including: incidents of drunkenness and loud noise both late at night and in the early hours of the morning. Which would be exacerbated by yet another outlet being permitted to sell alcohol. The recent refusal of a licence for another nearby takeaway on similar grounds provides a recent precedent for not granting a licence for the sale of alcohol.