



Licensing & Out of Hours Compliance Team - Representation

Name	Lorraine Bambrick
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	lorraine.bambrick@manchester.gov.uk
Telephone Number	0161 234 1220

Premise Details

Application Ref No	286398
Name of Premises	The Lower Stables
Address	St John's Developemnt, Grape Street, Manchester, M3 4PG

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.

On behalf of the Licensing and Out of Hours Team, I have assessed this application, considering a number of factors. These include the current nature of the area in which the premises is located, the timings requested for licensable activities, the operating schedule and dispersal policy submitted with the application and the proximity of residential properties likely to be impacted by activities at the premises. My particular concern is the risk of the licensing objective **Prevention of Public Nuisance** being undermined, should this application be granted without amendments.

The applications requests timings as follows:

The supply of alcohol for consumption both on and off the premises:

- Mon to Wed 11am to half past midnight, Thurs 11am to 1.30am, Fri and Sat 11am to 2am, Sun 11am to 11pm

Opening hours (+30 minutes after sale of alcohol)

- Mon to Wed 7.30am to 1am, Thurs 7.30am to 2am, Fri and Sat 7.30am to 2.30am, Sun 7.30am to 11.30pm

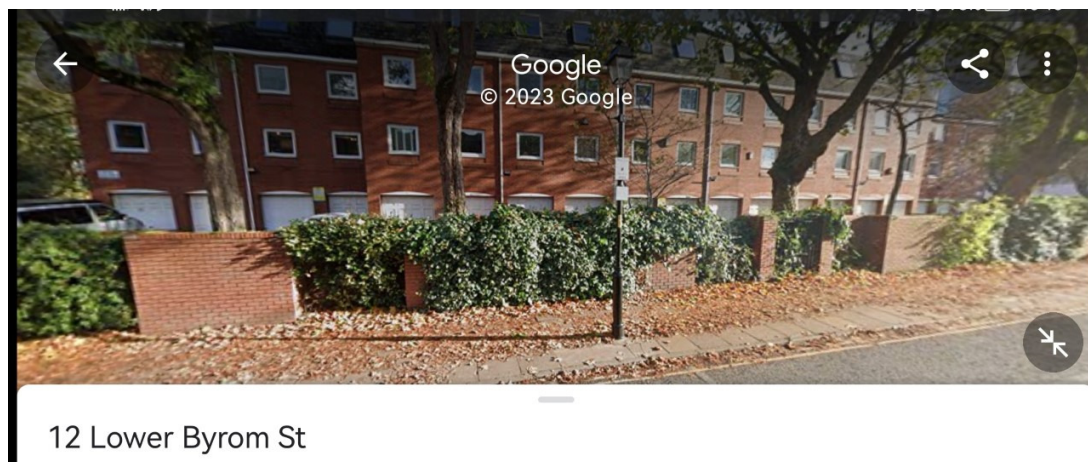
Both the operating schedule and the dispersal policy supplied with the application specify that:

- Egress from the premises will take place through exit onto Grape Street and patrons will be directed in the direction of Quay Street when dispersing.

- Dispersal will take place onto Grape Street and in the direction of Quay Street.

The street which connects Grape St to Quay St is Lower Byrom St. This is typically a very quiet area of the city centre, with a significant number of residential properties. These properties are already affected, on occasion, by noise and/or ASB arising from late-night premises located on Deansgate/Quay St/Liverpool Rd. Lower Byrom St itself, and the area now comprising the St Johns development/Old Granada Studios site, have, thus far, not been a cause for concern in this respect.

The distance from the premises, along Grape St, to the junction with Lower Byrom St is approximately 140m. I consider it is unlikely that premises staff would supervise patrons dispersing even to this point. On exiting Grape St, patrons would immediately arrive immediately opposite established residential properties on Lower Byrom St, as per the picture below:



Should patrons then turn left towards Quay St as intended, they have the option of a cut-through to the right, along St Johns Gardens as shown below. This would lead them immediately past the rear of residential properties on Culvercliffe Walk:

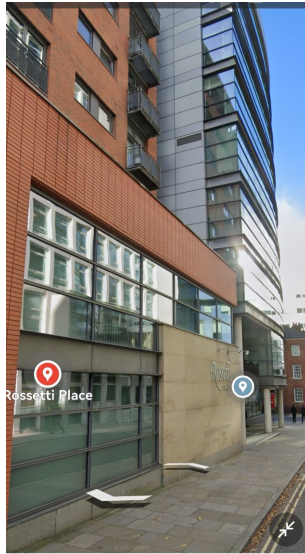


Lower Byrom St

Should patrons continue along Lower Byrom St, to Quay St, they then must pass the large apartment building, Rossetti Place, before the opportunity to disperse into the main, busier NTE areas of Quay St, Peter St, etc.



Rossetti Place
4.5 ★★★★★ (2)
Apartment building · 0.4 mi



Rossetti Place
4.5 ★★★★★ (2)
Apartment building · 0.4 mi

The approximate distance from the Grape St junction, along Lower Byrom St to Quay St is approx. a further 135m. Again, I consider it highly unlikely that staff from the premises will manage dispersal to this distance and therefore will not be effective as potentially noisy and rowdy patrons make their way past the most noise-sensitive neighbouring properties.

In considering this application, I have had regard to the following:

Manchester Statement of Licensing Policy:

Section 6 - Communication and integration with local residents and businesses

Section 7 - Local factors

Manchester Standards - MS8 Prevent noise nuisance from the premises

I am satisfied that the conditions proposed by the applicant will go some way towards mitigating the risk of the Prevention of Public Nuisance licensing objective being undermined. However, considering the current nature of the area, I believe that the lateness of the hours applied for will have an impact beyond what is achievable with conditions alone and local residents will be affected by noise, rowdy behaviour and potentially littering and ASB.

I therefore propose that the timings are adjusted as follows:

Sale of alcohol until 11.00pm Sunday – Thursday and until midnight Friday and Saturday, with an additional 30 minutes opening/drinking up/dispersal time.

Recommendation: Approve with Conditions (Outlined Above)

Councillors

From: [REDACTED]
[REDACTED]

Sent: 04 April 2023 09:01

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>;
fraser.swift@manchester.co.uk <fraser.swift@manchester.co.uk>

Cc: William Jeavons <cldr.william.jeavons@manchester.gov.uk>; Marcus
Johns <cldr.marcus.johns@manchester.gov.uk>; Joan Davies
<cldr.joan.davies@manchester.gov.uk>

Subject: Reference: 286398/HH1 Premises: The Lower Stables, St John's
Development, Grape Street, Manchester, M3 4PG Applicant: All Work and
Social Bonded Limited

To: premises licensing.

Please note that this representation is made by Deansgate Ward, Councillor
Joan, Davies on behalf of all three Deansgate, counsellors, including
counsellors, William, Jeavons, and Marcus Johns.

Please note that because of connection problems yesterday evening this
email is being sent from a personal email address rather than a council email
address. Would you please redact the personal address before publishing this
representation. Thank you.

Would you please also acknowledge receipt of this representation and inform
me of the date of the hearing set a timer attend.

Reference: 286398/HH1

Premises: The Lower Stables, St John's Development, Grape Street,
Manchester, M3 4PG

Applicant: All Work and Social Bonded Limited

My on this application is based entirely on the late hours of opening – until 1
am in the week and 2 am at the weekend – and the exit route along Grape
Street and towards Quay Street.

MCC's licensing policy requires the applicants to understand the nature of the
area in which they are to operate. Grape Street leads on to Lower Byrom
Street, which is one of the more heavily residential streets in the area. Patrons
leaving the site via Grape Street will pass a late 70s low rise residential
development: St John's Gardens. This is a successful residential development
with a high proportion of long term residents and a demographic, leaning
towards the older members of the city centre population. Many have lived
there for 30 years or more, some for 40 years. On the other side of Lower
Byrom Street, is Rosetti apartment block which also houses a number of long-
term residents with a small number in their 80s or older. Many other licensed

premises in the area are not open until these hours and the granting of this license is therefore likely to cause a public nuisance to these residents.

In addition, when patrons exit via Grape Street, they are likely to carry on along Culvercliffe, this walkway was built in the late 70s when this section of the city was very very quiet at night. The walkway is within just a few feet of residents' front doors and residents' bedrooms. There is no passing traffic and the area is very quiet indeed at this time. Normal volume conversation from patrons leaving these new premises will be highly disruptive to the residents in this area, including children who live here. In recognition of this Factory, International have plans to discourage their customers leaving via Grape Street at night. Had the applicant sought to understand the area in more detail, they would have become aware of this and would, I hope, have adjusted their plans accordingly. That they have not done so shows a disregard for the people who live here and a disregard for MCC's licensing policy

Joan Davies

Manchester Labour Councillor for Deansgate Ward: Green Badge Tour Guide : Theatre Reviewer :

████████████████████

████████████████

RES 1

From: webfeedback@manchester.gov.uk <webfeedback@manchester.gov.uk>

Sent: 16 March 2023 12:47

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

Subject: Make representation to a licensing or gambling application

Question	Response
<i>First name:</i>	
<i>Last name:</i>	
<i>Building number or name:</i>	
<i>Street:</i>	
<i>Area:</i>	
<i>Postcode:</i>	
<i>Email :</i>	
<i>Application reference number:</i>	286398/HH1
<i>Premises name (if known) and full address this representation relates to:</i>	The Lower Stables, Grape Street, St John's Development, Manchester, M3 4PG,
<i>Which of the licensing objectives are relevant to your comments on this application: :</i>	The prevention of public nuisance
<i>Please state your comments on this application :</i>	<p>The premisses are very close to our residential building. The Saturday night opening hours of 2:30am risks late night disturbance to Leftbank residents. It is also out of line with other neighbouring licensed premisses.</p> <p>Having seen the plans overall I am very supportive of the application all I am suggesting is an ealier closing time.</p>

RES 2

From: [REDACTED]

Sent: 21 March 2023 16:48

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

Subject: Licence application Reference: 286398/HH1

Hello

I am writing in reference to the application of a licence by All Work and Social Bonded Limited for The Lower Stables, St John's Development, Grape Street, Manchester, M3 4PG.

I note that the opening times are

Mon to Wed 7.30am to 1am, Thurs 7.30am to 2am, Fri and Sat 7.30am to 2.30am, Sun 7.30am to 11.30pm

with the sale of alcohol ceasing 30 minutes before closure.

I object to these hours under the prevention of public nuisances because of the proximity to the Leftbank Apartments, Most of the dispersal will be from Grape Street to Water Street and then along Quay Street and some along the continuation of Water Street, both outside Leftbank Apartments. The consumption of alcohol will naturally create more buoyant and exuberant customers during their dispersal and their noise will disturb local residents. This is not acceptable to existing residents.

Regards

[REDACTED]
[REDACTED]

RES 3

Manchester City Council Licensing

Application number 286398/HH1

29 March 2023

Dear Sirs,

I object to the granting of the above numbered application on the following grounds.

The present proposals would prejudice the objective of preventing crime and disorder by:

increasing the likelihood of criminal damage in our area by persons affected by alcohol
uprooting plants and flowers;

increasing the likelihood of theft of plants from our complex by such persons;

increasing the incidence of violent arguments and fighting by such persons;

increasing the dropping of litter in the streets;

increasing the breach of Bye Laws by promoting the running of vehicle engines while
stationary.

The present proposals prejudice the prevention of public nuisance and protecting children from harm by inevitably creating noise at unacceptable times of the night disrupting sleep in this residential area. The idea that mixing residential areas with “hospitality venues” is retrograde and seriously flawed.

The alcohol licensing should not finish after 11.30 pm on any day from Monday to Thursday and Sunday. The 30 minute “drinking up” allowance means that the main dispersal proposed will be between 11.30 pm and 12.30 am in any event.

Dispersal of audiences at an otherwise quieter time of night causes disruptive noise from taxis, private hire cars and coaches.

The alcohol licensing should not finish after midnight on Fridays to restrict dispersal times as above.

The alcohol licensing should not finish after 12.30am on Saturdays.

The alcohol licensing should not start until 11am on any day.

The provision of a late night drinking venue in this residential area is an unnecessary further dispersal of the late night venues of the city centre causing difficulties in policing, crowd control and traffic control in the city centre all of which is already stretched.

Yours faithfully,

RES 4

From: [REDACTED]
Sent: 30 March 2023 13:30
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>; [REDACTED]
Subject: Application number 286398/HH1

From: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

To : Licencing Dept
Manchester City Council

Application Number 286398/HH1

30 March 2023

Dear Sir

I write to you to object to this application, in particular the sweeping range of late night hours, that are proposed, which will have a severe impact on residents living in apartments close by, and in particular Rozel Square. It seems that the night time economy is always prioritised by MCC, with laissez faire attitudes to late night drinking venues, disregarding completely, the importance of the quality of life of city centre residents, and the inevitable noise and anti-social behaviour that ensues.

The four licencing objectives that you itemise:

THE PREVENTION OF PUBLIC NUISANCE

In Rozel Square, we already have people coming through our development, late night, urinating in our gardens. We are also occasionally disturbed by noisy raucous behaviour, late night, and people parking illegally in our parking spaces to access venues, some distance away, then returning to vehicles, in the early hours, and playing music loudly on car music systems. But with new licenced premises, just metres away, with excessive hours of licencing extending to !2 am outdoors, and 4am (seriously?) indoors will, without question, hugely increase the problem of alcohol fuelled anti-social and noisy behaviour, in our community, and extend it even later into the hours before dawn.

Cars, coaches, taxis dropping off and picking up, and especially when people are dispersing all at once, after an event, cause high levels of noise on the street, and during

the early hours, which is intolerable, and a serious disturbance to residents living right on Lower Byrom Street, where there will be a huge increase in vehicles using this street.

PREVENTION OF CRIME AND DISORDER

Ditto, the above points... late night disorder/crime will be made much worse for us, by the close proximity of venues allowed to stay open until unacceptably late hours serving alcohol. People drunk and shouting, careless of local residents, making their way to this venue, and leaving. People urinating, littering with broken glass bottles, drinks glasses and food wrappers, damaging the gardens both in our development and the nearby park.

PROTECTION OF CHILDREN FROM HARM

There are children living in our development, or regularly visiting their parents, who will be affected by disturbed sleep, especially on school days, through very high noise levels at quiet times of night, and the witnessing of the kind of behaviour as outlined above.

PUBLIC SAFETY

The extended hours of permitted drinking, inevitably compromise public safety with on street disorder and drunken fights and arguments increasing proportionately, not helped by an inadequate police presence from a stretched police force, at these hours..

ALCOHOL HOURS

Alcohol licencing should not extend beyond 1130pm weekdays, 1200 midnight on weekend nights, and even with these hours, there will still be people on the streets by our homes, and dispersing through our homes, up to one hour later.

Alcohol licencing should not start until 1130 any day.

With many people living just feet away, such hours (12 hours a day) are reasonable and proportionate, not draconian or restrictive.

Thank you for your consideration

██████████

RES 5

From: [REDACTED]
Sent: 04 April 2023 15:26
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: Acknowledgement of objection to premises licence application 286398HH1: The Lower Stables, St John's Development, Grape Street, Manchester, M3 4PG - WHAT HAPPENS NEXT.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

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

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

Sent: 03 April 2023 22:39

To: [REDACTED]

Subject: Acknowledgement of objection to premises licence application 286398HH1: The Lower Stables, St John's Development, Grape Street, Manchester, M3 4PG - WHAT HAPPENS NEXT.

Dear [REDACTED] our standard acknowledgement of your representation is as below. Please also be aware that if you wish to give your full address, the information will assist the Committee in deciding the weighting to give to your comments. Your address will be given to the applicant, and to the Committee that will make the decision on the application, but won't be included on any papers in the public domain. Kind regards, Heleln

From: [REDACTED]
Sent: 03 April 2023 14:37
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Cc: Joan Davies <cllr.joan.davies@manchester.gov.uk>
Subject: The Stables

Dear Sir/Madam,

I am writing to register my objection to the application by 'the Stables' for a license for entertainment and the selling of alcohol. My objections are based on both **public nuisance** and **crime and disorder** grounds.

The envisaged change of use of these premises to a music and drinking venue will undoubtedly create a **public nuisance** for our residential estate which borders the site.

In addition, to the unwelcome noise there is a likelihood of revellers using our estate as a shortcut to Deansgate and as an outdoor 'public convenience'. Our estate already suffers from the latter. Additionally, the connections between the excessive consumption of alcohol and **crime and disorder** are well established and, therefore, the granting of yet another license permitting the sale of alcohol until either 1am, 1.30 am or 2 am throughout the week is likely to lead to an increase in both crime and disorder.

For these reasons, I ask you to reject the application.

Best wishes,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

RES 6

From: [REDACTED]

Sent: 02 April 2023 18:58

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

Cc: Joan Davies <cllr.joan.davies@manchester.gov.uk>

Subject: Objection to licence application 286398/HH1 The Lower Stables

St Johns Development

Application Type: Premises Licence (new)
Reference: 286398/HH1
Premises: The lower Stables, St Johns Development
Applicant: All Work and Social Bonded Limited

With reference to the above application, please note our objections: The basis of this opposition is that granting a licence for these premises will not promote the licensing objectives, in particular the prevention of crime and disorder, and public nuisance. The granting of the licence will increase both public dis-order and public nuisance.

The increase in numbers, and anti-social behaviour due to long, and late drinking hours will result in disorder in an area already saturated with large scale venues that are allowed extended licensing. The entry and exit routes to the studio consist of a narrow walkway (Grape Street) leading to Lower Byrom Street which is situated opposite St Johns Gardens development (Rozel square, Culvercliff, Ashill, Porchfield). Public Safety is a huge concern for us as residents of St Johns Gardens, as the hours of operation, noise emanating from the premises from attendees entering and exiting the venue, vibrations, lighting, litter, increased pollution and anti-social behaviour will absolutely cause a detrimental effect on us, and other local residents particularly those in St Johns Gardens. The hours proposed are long and extremely late and will also add to the public nuisance of the impact of the current increased traffic using Lower Byrom Street, due to the creation of cycle only lanes on Deansgate. There will also be an influx of taxis at anti-social hours, creating more noise and pollution on Lower Byrom Street and surrounding streets.

Currently there are licencing applications which vastly impact upon St Johns Gardens Estate. Recent applications have been made for the above, and also for "The Lower Stables"(285928/AM2) without any public consultation. These are in addition to the recently approved licence for the Factory, which was 365-day 24/7. All these venues are in extremely close proximity to each other, and which will use Grape Street, a very narrow walkway leading to Lower Byrom Street.

The impact of the noise from people arriving and leaving these establishments particularly after drinking will also be a constant noise, traffic, anti-social, and environmental impact to local residents, causing public disorder and public nuisance. Allowing extended licensing hours will also increase traffic in the vicinity as attendees will need to resort to using taxis due to the lack of public transport at those late hours.

Immediately surrounding St Johns gardens development is Castlefield Bowl, MOSI, The Opera House, The Factory, the new St Johns Development (Hotels, Bars and restaurants), The Stables, and Versa Studios all hosting, or planning to host, indoor

and outdoor events in the evenings until the early hours, which serve alcohol, and some of these venues are very large capacity venues. All of these venues impact upon the public safety, nuisance and disorder on Lower Byrom Street and is unacceptable to those residents in St Johns Gardens Estate, and other local residents. Not only will the event space be indoors, the plans also include for music and alcohol in an outdoor event space on land less than 50 metres away from St Johns estate. The proposal is until midnight (outdoor) and 4am (indoor) 365 days per year which will present a huge nuisance to residents, prevent them from, enjoying their own estate outdoor space, gaining access/exit to the resident car parks on Lower Byrom Street, or having undisturbed sleep in the late evenings/early hours.

As the estate is not closed off to the public, increased noise and safety in the late hours is a huge concern to residents due to visitors, particularly after late night drinking, walking through the estate in order for shortcuts, use of the estate gardens for taking drugs, alcohol, or use as a toilet, or other late-night activities. Already residents are affected by late night noise and disturbances emanating from the venues listed above which impact their quality of life, and the increase when the new late-night venues ie The Factory, Versa studios, The Stables, St Johns Development, are opened will make the surrounding areas intolerable and increase public disorder and nuisance.

In accordance with Manchester City Council Core Strategy 2012 to 2027, Policy CC10, the City Centre is meant to be "A Place for everyone.....The city centre will develop as a location which appeals to a wide range of residents.....".

Sub-clause 8.56 states "Creating a place for everyone is an important objective.....This is also a key ingredient in attracting and retaining a wider range of city centre residents, so that city centre living can be a choice which suits people irrespective of age or lifestyle, or changes in either".

If Manchester City Council wishes to meet the objectives of its Core strategy, then it needs to consider declining the increased licence applications for extended and late licences in areas that impact upon those people who choose to live and work in the city centre. St Johns Gardens estate houses people of all ages, from those with young families to those retired residents. We welcome and encourage the development of an active city, which is one of the reasons we moved to the city centre. We expected living with some level of noise and disturbance, but it is not acceptable to expect residents to live next to many large capacity venues in close proximity to each other, with extended licensing hours, 365 days a year, allowing late night, and all night venues to be open, and serving alcohol, which will cause public disorder and public nuisance.. Residents are also important stakeholders in the development of the city, but this application suits the needs only of the applicant. Approving this application in its current form will seriously affect residents health, safety and well-being, and so consideration needs to be given to revised shorter operation hours, restrictions on the number of days and improved plans for the safety of residents. We request that any licence approval is consistent with Manchester City Councils core strategy 2012-27, to make the city "A place for Everyone".

[REDACTED]
[REDACTED]

2 April 2023

Licensing Department
Manchester City Council

Re: Objection to Application Number 286398/HH1

To Licensing Department

We write to you to object to this application, in particular the range of late night hours, that are proposed, which will have a severe impact on residents living in apartments close by, and in particular the St John's Garden Estate.

MCC need to take into account the importance of the quality of life of city centre residents, and the inevitable noise and anti-social behaviour that ensues.

The Prevention of Public Nuisance

Within our estate, we already have people coming through our development, late night, urinating in our gardens. We are also occasionally disturbed by noisy raucous behaviour, late night, and people parking illegally in our parking spaces to access venues, some distance away, then returning to vehicles, in the early hours, and playing music loudly on car music systems. But with new license premises, just metres away, with excessive hours of licensing extending to 2 am outdoors, and 4am indoors will, without question, hugely increase the problem of alcohol fuelled anti-social and noisy behaviour, in our community, and extend it even later into the hours before dawn.

Cars, coaches, taxis dropping off and picking up, and especially when people are dispersing all at once, after an event, cause high levels of noise on the street, and during the early hours, which is intolerable, and a serious disturbance to residents living right on Lower Byrom Street, where there will be a huge increase in vehicles using this street. also increase footfall through Culvercliff walk spilling onto Byrom street .

Sleep deprivation is a major contribution to mental health problems

Prevention of Crime and Disorder

Late night disorder/crime will be made much worse for us, by the close proximity of venues allowed to stay open until unacceptably late hours serving alcohol. People drunk and shouting, careless of local residents, making their way to this venue, and leaving. People urinating, littering with broken glass bottles, drinks glasses and food wrappers, damaging the gardens both in our development and the nearby park.

Protection of Children form Harm

There are children living in our development, or regularly visiting their parents, who will be affected by disturbed sleep, especially on school days, through very high noise levels at quiet times of night, and the witnessing of the kind of behaviour as outlined above.

Public Safety

The extended hours of permitted drinking, inevitably compromise public safety with on street disorder and drunken fights and arguments increasing proportionately, not helped by an inadequate police presence from a stretched police force, at these hours..

Alcohol Hours

Alcohol licensing should not extend beyond 23:30 weekdays, 24:00 midnight on weekend nights, and even with these hours, there will still be people on the streets by our homes, and dispersing through our estate, long after events are official over .

Alcohol licensing should not start until 11:30 any day .

We hope you will take into consideration the points we have mentioned above

Yours Faithfully

A solid black rectangular box used to redact the signature of the sender.

RES 8

From: [REDACTED]

Sent: 04 April 2023 10:06

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

Subject: Re: (some clarification needed) Re: NOT ACCEPTED as a representation - Re: Reference: 286398/HH1 Premises: The Lower Stables, St John's Development, Grape Street, Manchester, M3 4PG

[REDACTED]

[REDACTED]
[REDACTED]

I wasn't sure if concerns were relevant. I've tried objecting to some building work on Deansgate and it didn't seem to be regarded as an issue now I felt.

My main concern if the licence is granted is the disturbance to the residences at Rozel Sq from outdoor music at midnight, revellers as they leave the studios, vehicles and taxis as they collect people from the premises.

There is no information provided within the application in relation to numbers who are to be permitted in the buildings or outside. As such, it could be anything.

The spaces at the new development are big, so the numbers who could attend will be in the thousands. This will not be a small scale beer garden - but a substantial outdoor music space connected to vast studios.

I hope this can be included in my objection? Thank you so much for taking the time to assist me. I'm very grateful.

[REDACTED]

On Tue, 4 Apr 2023 at 08:57, Premises Licensing
<Premises.Licensing@manchester.gov.uk> wrote:

[REDACTED] additional information is needed - you would need to state what the impact of these concerns might be - eg how might these things cause a problem and who for? There is one other point that needs to be clarified which is that the proposed hours for the above application are not until 4am, but are as pasted below. There was a separate application in progress (285928/AM) for "St Johns Development" made by Versa Studios Limited, however the consultation period for that application has ended. Please reply let me know if you would like to make representation in relation to the application for The Lower Stables. Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 04 April 2023 07:03
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: NOT ACCEPTED as a representation - Re: Reference: 286398/HH1 Premises: The Lower Stables, St John's Development, Grape Street, Manchester, M3 4PG

Hello [REDACTED]

Thank you so much for letting me know about the application error.

May I add this to the objection?

There is no information provided within the application in relation to numbers who are to be permitted in the buildings or outside.

As such, it could be anything. This will not be a small scale beer garden - but a substantial outdoor music space.

It is a blanket application to do anything, anywhere on the land that is owned by Versa studios until midnight(outside) and 4am (inside).

There have been no consultations or attempts by the owners of Versa Studios to engage with local residents.

Thank you again
Yours sincerely
[REDACTED]

On 3 Apr 2023, at 22:52, Premises Licensing
<Premises.Licensing@manchester.gov.uk> wrote:

Dear [REDACTED]

The information you have provided does not tell us how or why one or more of the "licensing objectives" (pasted below in blue) might be undermined if the licence were to be granted. It cannot therefore be accepted as a representation.

The Licensing Objectives:

- The prevention of crime and disorder;
- Public safety;

- The prevention of public nuisance; and
- The protection of children from harm.

You still have time to make representation - your representation must be received by this inbox before midnight on 7 April. If you would like more information please reply to this email.

I hope this is of assistance.

Kind regards, [REDACTED]

From: [REDACTED]
Sent: 02 April 2023 19:32
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Reference: 286398/HH1 Premises: The Lower Stables, St John's Development, Grape Street, Manchester, M3 4PG

To whom it may concern,

I wish to raise an objection to the Reference: 286398/HH1

Premises: The Lower Stables, St John's Development, Grape Street,
Manchester, M3 4PG

The Residents' representations on the application need to refer to one or more of the "licensing objectives" which appear on the council's website.

There have been no attempts by the owners Varsa Studios to engage with local residents.

Yours sincerely

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