

**RES1**

**From:** [REDACTED] >

Sent: 09 February 2023 16:44

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

Subject: Area, 50 Sackville Street, Manchester, M1 3WF - Terminal hour extension

Dear Mr/Mrs,

Could I please raise an objection against the extension of the Terminal hour to 05:00 of Area, 50 Sackville Street, Manchester, M1 3WF?

I think it is premature to grant an extension for the opening hours of this club to 5 am when it is located within a residential building and currently is in the process of amending sound levels (but not resolved).

The sound levels have been steadily increasing, and a sound engineer has been called in however soundproofing, maximum levels, and adjustment of bass have not been fully installed/established which is already causing issues with the residents (including myself, [REDACTED]).

Many renters and owners within the building echo my sentiment in the group chat for the building.

We are happy to work with Area however the types of events run have been very different than what has been promised at the initial residents meeting with Area and sound levels have been much higher. Asking to extend hours prior to fixing these issues does not seem like the best course of action.

Kind regards,

[REDACTED]

[REDACTED]

**RES2**

**From:** [REDACTED] >

**Sent:** 11 February 2023 14:42

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

**Cc:** [REDACTED] >

**Subject:** RVLC Ltd application for extended licensing hours, AREA, 50 Sackville Street, M1 3WF

Dear premises licensing officers

I write to protest most strongly against the application for extended licensing hours for the premises above. I am a resident of the [REDACTED], my flat ([REDACTED]).

My objections relate to three objectives **crime prevention, public safety and public nuisance**.

The extension of licensing hours would make AREA one of the few premises in the Gay Village area open between 3 and 5 AM on Fridays and Saturdays, a magnet for late-partiers many of them arriving already inebriated. The problem of noise (public nuisance) has already become acute, not always limited to weekends only; this will extend the problem for residents. There is also the likelihood that the sale of illegal substances will increase and become extended, with the consequent threats to public safety in terms of the clientele attracted and the crime that services that clientele.

We had serious problems, extensively reported to you, with the club that occupied 50 Sackville Street before AREA. The noise levels were intolerable for residents. The new proprietors promised us consideration and attention but their promises have proven unreliable.

I hope this application can be stopped and the sound nuisance regulations enforced.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**RES3**

**From:** [REDACTED] >

**Sent:** 11 February 2023 17:45

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

**Subject:** RVLC Ltd application for extended licensing hours, AREA, 50 Sackville Street, M1 3WF

Dear premises licensing officers

I write to protest most strongly against the application for extended licensing hours for the premises above. I am a resident of the [REDACTED], my flat [REDACTED].

My objections relate to three objectives **crime prevention, public safety and public nuisance**.

The extension of licensing hours would make AREA one of the few premises in the Gay Village area open between 3 and 5 AM on Fridays and Saturdays, a magnet for late-partiers many of them arriving already inebriated. The problem of noise (public nuisance) has already become acute, not always limited to weekends only; this will extend the problem for residents. There is also the likelihood that the sale of illegal substances will increase and become extended, with the consequent threats to public safety in terms of the clientele attracted and the crime that services that clientele.

We had serious problems, extensively reported to you, with the club that occupied 50 Sackville Street before AREA. The noise levels were intolerable for residents. The new proprietors promised us consideration and attention but their promises have proven unreliable.

I hope this application can be stopped and the sound nuisance regulations enforced.

Yours sincerely

[REDACTED]  
[REDACTED]

**RES4**

**From:** [REDACTED] >

**Sent:** 11 February 2023 18:35

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

**Subject:** Objection to the Granting of an Extended 5am License to AREA, 50 Sackville Street

[REDACTED]

Dear Premises Licensing Officers,

I am writing this letter to object to the application for an extended 5am license for the AREA premises [REDACTED], and I am extremely concerned about the potential negative impacts of such an extension on the safety, security, and quality of life of residents in the building.

My objections relate to three key issues: crime prevention, public safety, and public nuisance. The extension of licensing hours would make AREA one of the few establishments in the Gay Village area that is open between 3 and 5 AM on Fridays and Saturdays, attracting large crowds of late-night partygoers, many of whom are likely to be inebriated. This would inevitably lead to increased noise levels (public nuisance), which are already a significant problem in the building and are not limited to weekends only.

Furthermore, there is a risk that the sale of illegal substances will increase and become more widespread, creating a threat to public safety in terms of the clientele attracted and the crime that services that clientele. These are serious concerns that must be taken into consideration when deciding on the granting of an extended license.

I would like to draw your attention once more to the serious problems that residents faced with the club that occupied 50 Sackville Street before AREA. Despite the promises of the new proprietors to address these issues, their assurances have proven unreliable. The noise levels were unbearable for residents, and we hope that this situation will not be repeated with AREA.

In conclusion, I strongly urge the council to take my objections into consideration and to deny the application for an extended 5am license for AREA. The sound nuisance regulations must be enforced to ensure the safety, security, and quality of life of residents in Regency House.

Thank you for your attention to this matter.

Sincerely,

- [REDACTED]

**RES5**

**From:** [REDACTED] >

**Sent:** 11 February 2023 20:40

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

**Subject:** Objection to Application to Vary Premise License for Area Club, 50 Sackville Street

Dear premises licensing officers,

I write to protest most strongly against the application to extend licensing hours for 'Area', 50 Sackville Street, M13WF. I am a resident and owner in the [REDACTED].

My objections relate to the three licensing objectives of crime prevention, public safety and public nuisance.

The extension of licensing hours would make AREA one of the few premises in the Gay Village area open between 3 and 5 AM on Fridays and Saturdays. It would become a magnet for late-partiers, many of them arriving already inebriated.

The problem of noise (public nuisance) has already become acute, not always limited to weekends only; this change in licensing will extend the problem for residents. There is also the likelihood that the sale of illegal substances will increase and become extended, with the consequent threats to public safety in terms of the clientele attracted and the crime that services that clientele.

We have had serious problems with the club that occupied 50 Sackville Street before AREA. The noise levels were intolerable for residents. The new proprietors promised us consideration and attention but their promises have proven unreliable. I strongly object to the extension of Area's opening hours, which would exacerbate the existing problems.

Yours sincerely,

[REDACTED]

Owner and resident of [REDACTED]  
[REDACTED]

**RES6**

**From:** [REDACTED] >  
**Sent:** 12 February 2023 09:15  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Response to variation of premises licence - Area, 50 Sackville St

To whom it may concern,

I write to protest most strongly against the application by RVLC limited for extended licensing hours for Area, 50 Sackville St, M1 3WF. I am an owner and resident of an [REDACTED].

My objections relate to three objectives crime prevention, public safety and public nuisance.

The extension of licensing hours would make AREA one of the few premises in the Gay Village area open between 3 and 5 AM on Fridays and Saturdays, a magnet for late-partiers many of them arriving already inebriated. The problem of noise (public nuisance) has already become acute, not always limited to weekends only; this will extend the problem for residents. There is also the likelihood that the sale of illegal substances will increase and become extended, with the consequent threats to public safety in terms of the clientele attracted and the crime that services that clientele. We have recently seen an increase in theft in the building, which is would only be exacerbated by the extended hours.

We had serious problems, extensively reported to you, with the club that occupied 50 Sackville Street before AREA. The noise levels were intolerable for residents. The new proprietors promised us consideration and attention but their promises have proven unreliable.

I hope this application can be stopped and the sound nuisance regulations enforced.

Yours sincerely

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

**RES7**

**From:** [REDACTED] >  
**Sent:** 12 February 2023 13:37  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Area licensing extension objection

Hello.

I'd like to make a representation re Area club, Regency House, Sackville Street.

I understand they are asking for an extra hour on the alcohol license on Friday and Saturday taking their licensed time to 5am.

While they may only be asking for one hour this time, I have a concern about follow-up applications. We do need to draw a line somewhere.

As they are located underneath residential properties I feel the extension is inappropriate on the grounds of noise (public nuisance).

That unit has a history of noise audible in the residential units above, also previously riot police had to shut Whitworth Street to deal with a large crowd who had been refused entry to that unit causing a disturbance.

I acknowledge when Area first opened they operated successfully without disturbing residents, but noise complaints have started again recently. There may be an argument their clientele are not causing a disturbance either, but this is due to their nights currently being badly attended.

I'm objecting as a [REDACTED] that on top of noise from their music systems, as they become more successful the public nuisance from clients leaving will increase.

There is also a risk of drug-dealing/ crime on the premises increasing.

In my opinion and experience their license extension should be refused.

Regards,

[REDACTED]  
[REDACTED]

**RES8**

**From:** [REDACTED] >  
**Sent:** 14 February 2023 14:52  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Objection to Area licence variation

Dear Sir

I would like to object to the application by Area to extend their permitted hours. The building in which the premises are situated is by far a majority residential and I don't want the existing noise problem to be exacerbated by opening further through the night. These premises are new and they claim to be operating RnB nights which have a heavy emphasis on the bass component of the music and due to the age of the building, and the lack of effective sound proofing from the premises, will cause a significant noise nuisance to the residents, both in Regency House and adjacent buildings.

The area is already well served by late night establishments and I don't believe adding another will improve the reputation of an already high crime area. The City Council has a duty, not only to the residents that pre-exist these premises, but also to their City Centre Plan and adding another all-night premises, is contrary to this plan.

I believe the extension of hours will be a breach of at least 2 of the licensing objectives - Prevention of Public Nuisance and Prevention of Crime and Disorder, and possibly that of Public Safety should there be an increase of problems from the premises, which already has a long history of issues.

Faithfully yours

[REDACTED]



**RES9**

**From:** [REDACTED] >

**Sent:** 15 February 2023 10:45

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

**Subject:** Variation of License Area, 50 Sackville Street, Manchester M1 3WF

Dear licensing team.

I'm writing as a resident of [REDACTED]  
[REDACTED]

Whilst I wish Area every success in their new venture I'd like to object on the grounds of crime prevention, public safety and public nuisance.

Whilst many of my neighbours are affected by the music played in Area, I am not, unless I venture into the car park or if I'm walking through the common areas.

However, I am occasionally disturbed in the early hours by on street noise from fights, arguments, NO2 taking and similar which can spill onto Venice St and Whitworth St.

Over the last few years, the neighbourhood has experienced serious issues with the previous club, TriBeCa, now rebranded as Area.

I appreciate the club is under new management with a new licensee but it appears they are replicating the previous tenants' strategies to attract types of events which aren't best suited to the Gay Village nor Regency House, e.g. Drum & Bass evenings.

### **Public Safety**

Previous concerns included:

Fights in the street.

Urination and defecation in the street

Mass Brawls

Overcrowding on at least two occasions

Considerable Police presence required to remove attendees due to overselling of tickets to Drum and Base events.

Who will police the area at 5am?

Drug taking.

Generators in basement.

### **Public Nuisance**

Noise from club affecting residents of Regency House.

Sexual Activity on the street

Urination on the street, especially on Brazil St

Club goes sitting on Richmond Tea Rooms steps, talking and causing noise until 5am - if granted a 5am license this will likely extend until 6am.

Nitrous Oxide canisters being used which makes a very loud hissing sound when being released in the early hour of the morning.

Pollution on the street from NO2 canisters and takeaways being discarded.  
Noise from club goers.  
Club goers playing loud music in cars on the street after hours.  
Noise from taxis illegally congregating on Sackville St and Brazil St such as beeping of horns, engines running whilst sat in cycle lanes or completely blocking the road and parking in front of gates to residential car parks.  
Noise from fights of punters arguing over taxis.  
Fights in the street.  
Arguments in the street.  
Increased police presence and noise from arrests.  
Cars playing loud music, turning on headlights and club goers dancing in front after hours.

### **Crime Prevention**

Will police be able to monitor the area?  
Prevent various issues described above.

No one expects silence in the city centre but residents should be able to sleep and not have to content with unlawful disruption. How their license extends to 4am is beyond me and I hope it doesn't extend until 5am.

Many thanks for reading.

Best

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████████████████████

████████████████████████████

████████████████

██████████

**RES10**

**From:** [REDACTED] >

**Sent:** 15 February 2023 23:58

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

**Subject:** Variation of License Area, 50 Sackville Street, Manchester, M1 3WF

I am writing on behalf of my mother [REDACTED] who is resident in [REDACTED]

[REDACTED] for council tax purposes. She has been living in the property for 18 months and during this time has experienced public nuisance, crime prevention and public safety concerns as a result of the nightclub currently known as AREA but also previously known as Tribeca. [REDACTED] was encouraged to live in the city centre with the promise that Manchester was aiming to be the best place in the UK in which to grow old. She is aware that businesses, residents, services and the public must all make allowances to live, work and enjoy the city centre and until now has coped with the nightclub being open until 4am. However, an extension to these opening hours will be detrimental to her health and wellbeing because of the increased levels of noise and disturbance an additional hour of trading will cause. Her property is on the [REDACTED] and the activities of the nightclub users including public indecency, substance abuse, assault, public urination, alcohol consumption, taxis and cars (used by nightclub clients) causing disturbance and blocking fire and emergency exits are some of what she has experienced to date. She wishes to continue living in the property and the city centre for its many other benefits to elderly residents and for this reason is objecting to the proposed variation of trading hours.

Signed

[REDACTED]

**BUS1**

**From:** [REDACTED] >

**Sent:** 15 February 2023 10:23

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

**Subject:** Variation of License Area, 50 Sackville Street, Manchester M1 3WF

Dear licensing team.

I'm writing in my capacity as a freeholder for [REDACTED] and a director of [REDACTED].

Whilst I wish Area every success in their new venture I'd like to object on the grounds of crime prevention, public safety and public nuisance.

Over the last few years, the neighbourhood has experienced serious issues with TriBeCa, now rebranded as Area.

I appreciate the club is under new management with a new licensee but it appears they are replicating the previous tenants' strategies and types of events to attract audiences which aren't best suited to the Gay Village.

They initially indicated they were opening a venue aimed at Pop market however, as that hasn't seemed to attract the desired market - and there's already established offerings nearby - they've resorted to other events such as Drum and Bass evenings.

Whilst [REDACTED] is rarely affected directly by the noise from the music, the building and its residents are affected by some of the attendees behaviours.

We have witnessed the following over the years during the night after similar events focussed on bringing in communities which might not be best suited to the Gay Village nor a residential area.

### **Public Safety**

TriBeCa attendees taking part in:

Fights in the street.

Urination and defecation in the street

Mass Brawls

Overcrowding on at least two occasions

Considerable Police presence required to remove attendees due to overselling of tickets to Drum and Base events.

Who will police the area at 5am?

### **Public Nuisance**

Sexual Activity on the street

Urination on the street, especially on Brazil St

Club goers sitting on Richmond Tea Rooms steps, talking and causing noise until 5am - if granted a 5am license this will likely extend until 6am.

Nitrous Oxide canisters being used which makes a very loud hissing sound when being released in the early hour of the morning.

Pollution on the street from NO2 canisters being discarded.

Noise from club goers.

Club goers playing loud music in cars on the street.

Noise from taxis illegally congregating on Sackville St and Brazil St such as beeping of horns, engines running.

Noise from fights of punters arguing over taxis.

Fights in the street

Increased police presence and noise from arrests.

Cars playing loud music, turning on headlights and club goers dancing in front.

### **Crime Prevention**

Will police be able to monitor the area?

No one expects silence in the city centre but residents should be able to sleep and not have to contend with unlawful disruption. How their license extends to 4am is beyond me, let alone 5am.

Many thanks for reading.

Best

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]