

Objection related to application by Affetto foods

From: [REDACTED]
Sent: 18 May 2023 17:30
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Objection related to application by Affetto foods

Dear Planning department.

[REDACTED]. I have the following objections.

- a. Hours that alcohol will be sold. There are many older people and young children living on this road. There are also many people who work. This is a residential road. It is not acceptable for people to be drinking alcohol until midnight on weekdays and 0200 am on bank holidays. This will cause difficulties to people who need to sleep. The requirement that people smoke outside will mean that there is considerable noise which will affect those in the houses close to the property. This is likely to be made worse because there is a small garden/waste area to the side of the property. IF there are plans to put tables there for guests to drink and eat then the noise will spread up the road and affect many of the local residents. This will be a public nuisance.
- b. Hours that the premises will be open. Even if alcohol is not being sold, it is likely that there will be noise as guests come and go. This will also be a public nuisance.
- c. Lack of available parking. [REDACTED] I had to arrange to park my car in a driveway due to the difficulties in parking. It is sometimes the case that guests are unable to find parking space on the street. Parking difficulties are particularly acute in the evening when those living in the road are back from work. There is nowhere for the guests of this establishment to park. This is a public safety issue.

Yours faithfully,

[REDACTED]

Objection to application for alcohol license

From: [REDACTED]
Sent: 18 May 2023 17:35
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Objection to application for alcohol license

Hello

I wish to make a formal objection to the application for a license to sell alcohol made by Affetto foods ltd

386 Barlow Moor Road, Manchester, M21 8BH

Reference: 287446/BJ1

Premises: Affetto Foods Ltd, 386 Barlow Moor Road, Manchester, M21 8BH

Applicant: Affetto Foods Ltd

I think this license if granted would create significant public nuisance to the residents [REDACTED] through parking and potentially noisy customers leaving the premises late at night. Currently parking for the night time economy already blights sandy lane, and extending licensed premises towards the residential area [REDACTED] would create the same here. Parking is already congested [REDACTED], I believe customers would simply park on the double yellow lines at the end of the road, which dangerously restricts access to the road. [REDACTED] customers attempting to turn their cars in the narrow road, or using residents drives will create noise and nuisance and wake sleeping children at night. [REDACTED] currently there are no licensed premises that create nuisance for them nearby. The noise of customers leaving late at night would be significant. Intoxicated customers are more likely to create nuisance and a greater risk of crime and disorder. I oppose the license application for these reasons

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

Sent from [Outlook for Android](#)



18 May 2023

Dear Sir/Madam,

**Re: Representation regarding license application Reference 287446/BJ1
(Affetto Foods Ltd, 386 Barlow Moor Road, Manchester, M21 8BH)**

We want to make an objection to this license application.

This is a stable and quiet residential area [REDACTED] with longstanding residents with young children and older people. Previously, there has never been any night time/weekend hospitality licensed business at these premises, or on our stretch of Barlow Moor Road [REDACTED].

Rationale for our objection

Prevention of Public Nuisance




- Parking on the streets and pavements - already a problem which will become worse with a hospitality business at the end of street (open 8am – midnight, every day and later on public holidays and New Year's). Example, our drive was blocked last Saturday (13th May 2023). My wife requires her car [REDACTED] [REDACTED] often on evenings and at the weekend
- Increased traffic on the street
- Noise problems caused by customers, vehicular traffic including commercial deliveries, commercial kitchen exhaust/extraction fans, for example
- Littering and public urination – there is already an issue in this regard
- Public health concerns – particularly rodents and waste disposal that accompanies business of this nature
- Late night/early hours of morning license – is not in keeping with the current profile of the immediate neighbourhood. (Also relevant for Children section below)

Protection of Children from Harm

- Families with young children live on our street
- Increased traffic due to customer parking and regular commercial deliveries to the business



Prevention of Crime and Disorder

- Increased criminal activity given the nature of the business. We were witnesses to a recent burglary ( ) at the adjoining property on Barlow Moor Road, the Vape Store. The burglar accessed and escaped .

Summary

Chorlton already has a large number of premises operating with alcohol licenses, and some previously licensed premises that are currently vacant. Surely, therefore, there should be some limit on the creeping expansion of alcohol licensed premises into residential areas that had not previously had hospitality operating.

We thank you for your consideration.

Yours faithfully,



Re: 386 Barlow Moor Road - Application for a Premises Licence

[REDACTED]
To: Premises Licensing
Fri 19/05/2023 16:27

Reference: 287446/BJ1

On Fri, 19 May 2023 at 16:24, [REDACTED] wrote:

I write in guarded support of the above application.

As a resident [REDACTED] I know we have concerns around noise and parking.

Parking is a consideration, maybe there could be a study of the effect on parking from the opening of other nearby restaurants? Such as Olive & Thyme, Jasmine & more recently Rudy's? I think more people are using other forms of transport now.

Noise [REDACTED]. I have had no issues with noise from the pub, apart from bottles going into a truck early in the morning! This is an example of a well-run establishment!

I think this is the issue - that whoever runs the restaurant is responsible and is empathetic to the concerns of those living in the vicinity. I would rather have a well-run restaurant at the end of the road than a boarded-up shop!

Yours

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 19 May 2023 17:28
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Objection to licence application - 386 Barlow Moor Road

Hello,

I would like to submit an objection to the above application. [REDACTED]
[REDACTED] I am concerned that the residential street where I live will be disturbed by noise late into the night if a licence were to be granted. I am also concerned that my street will feel less safe and will be less safe with a restaurant/ bar serving alcohol late into the night at the end of the road due to antisocial behaviour as a result of intoxication with alcohol. I would not be in favour of a premises serving alcohol late into the night within such close proximity to my home.

Kind regards

[REDACTED]
[REDACTED]

RES7

From: [REDACTED]

Sent: 19 May 2023 18:36

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

[REDACTED]

Subject: Comments on application 287446/BJ1

We are attaching comments on Licensing Application (new) reference number 287446/BJ1 and would be grateful if you would consider these.

Yours

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

[REDACTED]

18th May 2023

Dear Manchester City Council Premises Licensing

Reference: Premises Licence (new): 287446/BJ1

Premises: Affetto Foods Ltd, 386 Barlow Moor Road, Manchester, M21 8BH

Applicant: Affetto Foods Ltd

We should like to raise our concerns about this Premises Licensing (new) Application.

Context

[REDACTED]

We have lived here for forty years and so can explain and confirm that [REDACTED] is home to a stable community of long-term residents, including families with children and older people. We generally support local businesses and participate in Chorlton's wider community.

However, we believe that the opening of the proposed business [REDACTED] will have adverse effects.

These are:

1. Public safety

- **Traffic and parking on Maple Avenue**

There is already a problem with day-time traffic and parking in our street due to people wanting to shop in Chorlton or who are employed in Chorlton but live elsewhere. This would be greatly increased by the proposed business and would extend into evening and night-time hours and public holidays. Cars coming into our street, parking on pavements, and [REDACTED] needing to turn on the street and in our driveways would increase the danger to children, older and disabled people, cyclists, and animals. Since [REDACTED] is tree-lined, many people cannot walk on the pavements where the trees grow and so walk along the roadway. Increased traffic, especially in dark evenings, would increase the danger for residents and non-residential pedestrians.

- **Parking on pavements on Barlow Moor Road**

Some cars already park on the pavement in front of 386 Barlow Moor Road, causing difficulties for pedestrians, especially anyone who has a sight or mobility disability. (See attached photograph 1.) We are concerned that this would become a greater problem if the proposed shop and restaurant used that space for employee parking, delivery parking, customer parking, or to place tables and seating areas on the pavement.

- **Air quality and pollution**

The air quality in the centre of Chorlton and on our street is poor and is likely to be damaging the health of residents, especially children growing up here. Although we hope that the road improvements currently being undertaken in Chorlton might

alleviate this problem, an increase in traffic on Barlow Moor Road and [REDACTED] would undermine intended improvements.

- **Rodent infestation**

There is a recognised problem of rats in the alleyways leading off Barlow Moor Road nearer to the centre of Chorlton, and in other areas of Chorlton such as Beech Road, where there are numerous licensed eateries and bars. The rats are attracted by the food waste from these. We are concerned that the extension of the hospitality areas of Barlow Moor Road, [REDACTED] into the more residential parts of Barlow Moor Road and adjoining avenues, would attract rats into our gardens. (The possibility of this is suggested by the sudden appearance of rats in our gardens during the Covid lockdown periods when restaurants in central Chorlton were closed and rats searched further for food sources.) Rats are clearly a health hazard to residents, including children.

To our knowledge, the only access to 386 Barlow Moor Road is through the front door. If so, all waste will need to be removed through this door and possibly be stored on the pavement or in the small garden adjoining [REDACTED]

- **Debris**

There is already an intermittent problem with debris discarded from the shop and flats at this address into our garden and side pathway. This is evidenced by the accident caused when a broken metal stool and a strip of artificial grass fell from 386 Barlow Moor Road [REDACTED] in April 2020. [REDACTED] one of the residents [REDACTED] tripped over these on 13th April 2020, while taking rubbish from the house to the refuse bins in our side passage. His face was sliced open to the bone and he needed plastic surgery treatment that night at Wythenshawe Hospital and was also given a scan to check for brain damage. [REDACTED] We are worried that this sort of hazard might be increased.

2. Public nuisance

- **Noise and litter**

We are concerned about likely noise levels during the long opening and licensing hours that have been applied for. It seems inevitable that customers and deliveries will increase the noise levels for residents, disturbing normal residential life. If customers congregate outside the restaurant to smoke, vape, or drink (as with many Chorlton bars and eateries), this would affect the quality of life for residents, and will create more problems with noise and litter (especially discarded vape cartridges etc) as well as further damage to the increasingly-threatened urban green environment and ecology.

Entry to 386 Barlow Moor Road is directly from the pavement. A 'smoking area' will inevitably be on the pavement and is likely to cause smoking-related litter.

- **Fumes**

We are also concerned that fumes from kitchen extraction/exhaust systems will come into our side passage and garden, inhibiting our ability to use and enjoy the

space around our property without exposure to unpleasant fumes and toxic gases produced by commercial cooking.

3. Crime and Disorder

- We are worried that changes in the nature of the business [REDACTED] will lead to further crime and the possibility of danger to our house, possessions and persons. On 14th April 2023 there was a break-in to the Vape shop [REDACTED] and 386 Barlow Moor Road. The burglar [REDACTED] [REDACTED] We are concerned that attracting more customers and possibly rowdy behaviour to the building [REDACTED] [REDACTED] could increase criminal behaviour affecting us and our property.

Chorlton has a very large number of bars and restaurants. The addition of another licensed restaurant – especially one with extremely long opening hours and on a stretch of Barlow Moor Road that has previously been free from such businesses – is unnecessary to the local economy. It threatens the well-being of neighbouring residents, including children and older people, would create public nuisance, and could increase Chorlton's problems with crime and disorder.

We hope you will consider these issues when you deliberate the licensing application for 386 Barlow Moor Road and reject it.

Yours

[REDACTED]
[REDACTED]

Photograph 1

