



MANCHESTER  
CITY COUNCIL

**Licensing & Out of Hours Compliance Team - Representation**

Name	Ben Spencer
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	ben.spencer@manchester.gov.uk
Telephone Number	0161 245 7735

**Premise Details**

Application Ref No	REF 287630
Name of Premises	The Love Factory
Address	200-204 Dantzic Street, Manchester, M4 4DD

**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.

The Licensing and Out of Hours Team (LOOH) have assessed the likely impact of the granting of this application considering a number of factors, including the nature of the area in which the premises is located, the hours applied for and any potential risks that the granting application could undermine the licensing objectives.

Love Factory is located on Dantzic Street. The area is currently undergoing major regeneration, with large residential units being built on the land directly adjacent to the Love Factory premises.



The applicant has applied to extend hours for opening until 01:30 every day. The sale of alcohol and regulated entertainment until 01:00 every day.

They have also applied to remove:

Condition 9 Annex 2

Other than the event "The Summer of Love Festival" there shall be no amplified music in the marquees or in any of the external licensed areas after 20:00.



Distance between Love Factory main warehouse and residential windows only a few meters.

LOOH have received over 10 separate noise complaints regarding the events in 2021, one was from a residential property over 2 miles away. Officers attended and confirmed the music at several addresses matched that of the premises. This would indicate there is the potential a huge number of people affected who may not have complained.

The removal of Annex 2 Condition 9 would increase the likelihood of noise complaints from the surrounding residents, allowing the premises to operate with amplified music until 01:00 hrs every day of the week, would significantly undermine the public nuisance licensing objective.

The Manchester City Council Statement of Licensing Policy states that:

*MS8 Prevent noise nuisance from the premises*

*Noise disturbance from licensed premises normally arises two ways. The first is in noise breakout from licensed premises themselves, which affects*

*adjacent properties either via transmission through the structure of the building, or through airborne sound. This can be caused by noise from music, vibration and/or raised voices.*

*Low-frequency energy is also more transmissible over distance and through building structures and tends not to be present in the background noise environment. The introduction of a low-frequency bass-beat will therefore be more noticeable to nearby residents, particularly late at night.*

*Consideration should be given to the risk of nuisance from music breakout from the premises and include all appropriate measures. Relevant measures could include:*

- *The provision of acoustic glazing*
- *The installation of sound limiters linked to any sound amplification equipment at appropriate levels*
- *The provision of acoustically treated ventilation*
- *The installation of an acoustic lobby at entrances and exits to premises to act as a physical barrier between the inside of premises and the outside environment*
- *Prohibition of the external playing of amplified music*
- *Restriction of the hours of operation of outside drinking areas*
- *Establishment of maximum noise levels*
- *The provision of a scheme of internal acoustic treatment to the premises.*

Due to the previous complaints received from residents and the proximity to new residential properties, the LOOH team do not believe the variation to extend opening hours every day and removal of the condition regarding amplified music outside after 20:00 hrs would support the prevention of public nuisance licensing objective and therefore would recommend the application is refused.

Recommendation: Refuse Application



MANCHESTER  
CITY COUNCIL

**Licensing & Out of Hours Compliance Team - Representation**

Name	Ben Spencer
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	ben.spencer@manchester.gov.uk
Telephone Number	0161 245 7735

**Premise Details**

Application Ref No	REF 287631
Name of Premises	The Love Factory
Address	200-204 Dantzic Street, Manchester, M4 4DD

**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.

The Licensing and Out of Hours Team (LOOH) have assessed the likely impact of the granting of this application considering a number of factors, including the nature of the area in which the premises is located, the hours applied for and any potential risks that the granting application could undermine the licensing objectives.

Love Factory is located on Dantzic Street. The area is currently undergoing major regeneration, with large residential units being built on the land directly adjacent to the Love Factory premises.



The applicant has applied to extend hours for opening until 01:30 every day. The sale of alcohol and regulated entertainment until 01:00 every day.

They have also applied to remove:

Condition 9 Annex 2

Other than the event "The Summer of Love Festival" there shall be no amplified music in the marquees or in any of the external licensed areas after 20:00.



Distance between Love Factory main warehouse and residential windows only a few meters.

LOOH have received over 10 separate noise complaints regarding the events in 2021, one was from a residential property over 2 miles away. Officers attended and confirmed the music at several addresses matched that of the premises. This would indicate there is the potential a huge number of people affected who may not have complained.

The removal of Annex 2 Condition 9 would increase the likelihood of noise complaints from the surrounding residents, allowing the premises to operate with amplified music until 01:00 hrs every day of the week, would significantly undermine the public nuisance licensing objective.

The Manchester City Council Statement of Licensing Policy states that:

*MS8 Prevent noise nuisance from the premises*

*Noise disturbance from licensed premises normally arises two ways. The first is in noise breakout from licensed premises themselves, which affects*

*adjacent properties either via transmission through the structure of the building, or through airborne sound. This can be caused by noise from music, vibration and/or raised voices.*

*Low-frequency energy is also more transmissible over distance and through building structures and tends not to be present in the background noise environment. The introduction of a low-frequency bass-beat will therefore be more noticeable to nearby residents, particularly late at night.*

*Consideration should be given to the risk of nuisance from music breakout from the premises and include all appropriate measures. Relevant measures could include:*

- *The provision of acoustic glazing*
- *The installation of sound limiters linked to any sound amplification equipment at appropriate levels*
- *The provision of acoustically treated ventilation*
- *The installation of an acoustic lobby at entrances and exits to premises to act as a physical barrier between the inside of premises and the outside environment*
- *Prohibition of the external playing of amplified music*
- *Restriction of the hours of operation of outside drinking areas*
- *Establishment of maximum noise levels*
- *The provision of a scheme of internal acoustic treatment to the premises.*

Due to the previous complaints received from residents and the proximity to new residential properties, the LOOH team do not believe the variation to extend opening hours every day and removal of the condition regarding amplified music outside after 20:00 hrs would support the prevention of public nuisance licensing objective and therefore would recommend the application is refused.

Recommendation: Refuse Application

**From:** [REDACTED]  
**Sent:** 23 May 2023 10:06  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Licence Variation References 287630/HH1 and 287631/HH1; Love Factory, 200-204 Dantzic St, M4 4DD

Dear Sirs

Further to my earlier email.

I attach a joint application from 24 local residents objecting to the above licence variations, together with a copy of the notice which explained the application for the benefit of the residents, who were totally unaware of it.

Please advise if there is any problem with the attachments or if you require the original signature sheets, and I will post them to you.

Kind regards

---

**From:** [REDACTED]  
**Sent:** 23 May 2023 09:58  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Cc:** Pat Karney <cllr.pat.karney@manchester.gov.uk>  
**Subject:** Licence Variation References 287630/HH1 and 287631/HH1; Love Factory, 200-204 Dantzic St, M4 4DD

Dear Sirs

I am writing to object to the above licence variation applications being granted (Public nuisance, public safety, prevention of crime and disorder.)

The main grounds for this objection is unacceptable noise levels from the event, already evident last year from the site's operation under the terms of its current licence (see below).

Secondly, there is a further nuisance from long lines of taxis pulling up on Dalton Street late at night, doors slamming, drunken people shouting, widespread littering.

#### Detailed information

A number of events were staged last summer which started in the afternoon and finished at around 11-30pm each day from Friday to Sunday. I live [REDACTED], which is 0.45 miles (2400ft), as the crow flies, from the premises. My [REDACTED]

[REDACTED] music could be heard very clearly during the event, and my [REDACTED] windows were rattling with the boom-boom of the bass sound. I had to take my TV into the bedroom to be able to watch it and escape the hours of torture that ensued, yet still sound could be heard via the side windows, even with them closed.

[REDACTED] flats, and there are two other identical blocks on this site, and a further one just on the other side of Rochdale Road. Most of these flats are occupied by long-term residents over 55 years of age, many considerably older, and some

disabled. There are also the three "Bronte Sisters" blocks of similar size even nearer to the venue, and housing along Dalton Street. However, to the other sides of the venue are the Tobacco Factory development, the entire huge Green Quarter site, the new developments at Meadow Side, and the upcoming new prestige apartments at Victoria Riverside (which are right next door to the venue itself!). All in all, **thousands of close residents within earshot are affected.**

The licence variations, if granted, will therefore make an existing problem a whole lot worse by virtue of later hours and playing of amplified music not just inside the venue, but outdoors as well.

The licence application states that "since the opening of the premises there have been no issues or complaints received regarding the operation". **This is simply untrue.** An examination of the records of the Council's Licensing and Out of Hours Team will reveal that I made a complaint one Saturday early evening last summer. The officer also informed me that some other complaints had been made. After a discussion, an officer was eventually sent out to the premises, thereafter the sound level reduced, but only for about an hour, after which it returned to the former level.

The licence application also states that "A sample noise report has been submitted with the application". I would argue that the Council should not accept this as supporting evidence as:

1. There is no guarantee or safeguard to ensure that the noise will actually be kept to those levels at the time of the events. DJ's are known to crank up volumes in response to their audiences' requests and responses.
2. The levels are meaningless if they are recorded on the site where they come from rather than in the locations where they are experienced by affected parties.

#### Council's Duty of Care

Manchester City Council Licensing have failed in their Duty of Care to residents in allowing the original licence in the first place. Although the premises are located in an area that was once an industrial part of the city, it is now predominantly a residential area. It is in fact, one of the flagship areas for redevelopment in Manchester, containing a high proportion of residential usage.

I cannot speak for some of the other blocks of flats noted above, but I can confirm that none of the residents in the four Northwards Housing blocks on this site were informed of either the original licence application, or the variations now being proposed, as required by law. I spoke to Cllr Pat Carney a few weeks ago, and it was his view that this probably arose because the premises are in a different ward to where I live. Clearly no thought whatever given to the idea that noise can travel, especially at night. The only reason I became aware of this variation application was because I complained to Premises Licensing immediately following the events last year, and as a result was placed on a mailing list.

Speaking to some other residents, there is a consensus that licencing in Manchester is unduly lax. It seems to them that anything to promote Manchester's young and vibrant image is waved through with little regard for the consequences and only cursory

diligence. We are not "anti-fun"; indeed 25 years ago I might have been attending the premises as a paying customer. But I believe we have the right to enjoy our lives in peace in our own homes. Would you like something like this on your doorstep?

Other Nearby Residents - Objections

As I am the only person who knew about this application, I decided to place a notice in my block and the two nearby ones [REDACTED] to explain what the licence variation meant and to invite people to sign their objection. A further 24 objections received will follow on a further joint email after this one. Yes, I am slightly disappointed by the poor response, but I do not have the time to canvass door to door, and it seems not all residents bother to read the notice board. Several people have actually asked why I am bothering as "they won't listen, we don't matter". I have a little more faith in due process and trust that you will give our objections the consideration that they deserve.

Could you please advise how we will be informed of the outcome of the Council's decision?

Kind regards

[REDACTED]

[REDACTED]

**IMPORTANT – Please read!**  
**RE: LOVE FACTORY / SUMMER OF LOVE**  
Warehouse 200 Dantzig St

Residents (especially those south facing) may remember the dreadful noise nuisance caused over several full weekends last year coming from this former warehouse premises where “raves” were operated from mid afternoon to after 11pm, Friday though to Sunday. Further disturbance arose from taxis being queued along Dalton Street into the early hours.

I have no idea how the original licence was approved, as although designated as industrial premises, it is now in an area that is predominantly residential, with thousands of people living within close proximity – we are just 2400 ft (0.45 miles) away.

The organisers have now applied to the Council for variations to the licence that, if granted, will make things a whole lot worse:

- 1. To be allowed to stay open later until 01:30am (alcohol served till 01:00)**
- 2. To remove the existing prohibition from amplified music being played in the outside area after 8pm (so potentially till 01:30am) !!!!**

It was bad enough last year, so we cannot allow this to happen, and indeed need to make representations to have the complete licence revoked, on the grounds of it being an unsuitably located venue. But in the meantime, we have until 25 May to submit objections to the specific licence variations.

I will co-ordinate a joint objection from all the residents that wish to participate. All you need to do is to add your name and address to the list below and sign, I will do the rest.

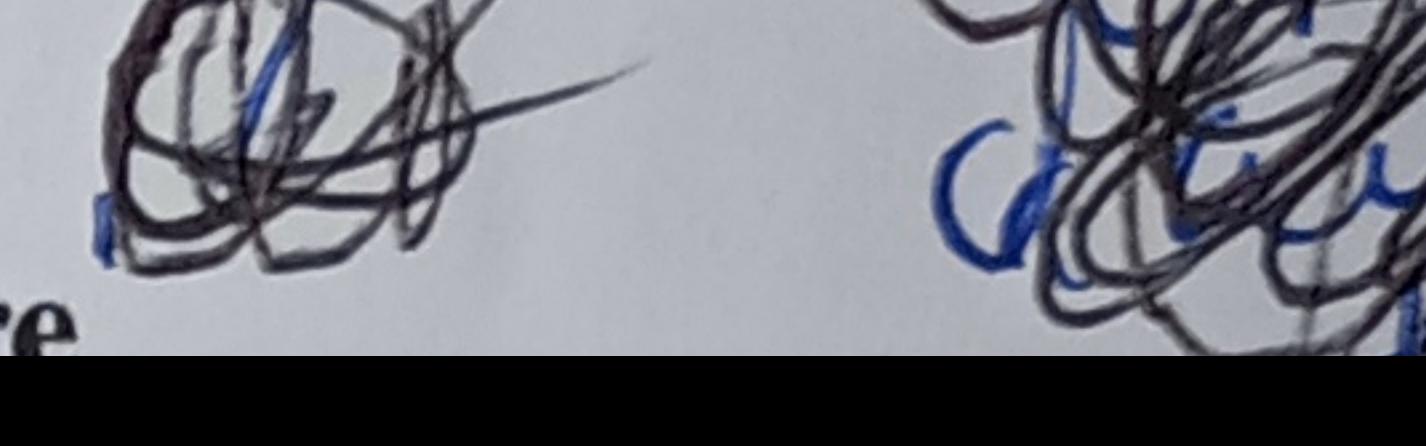
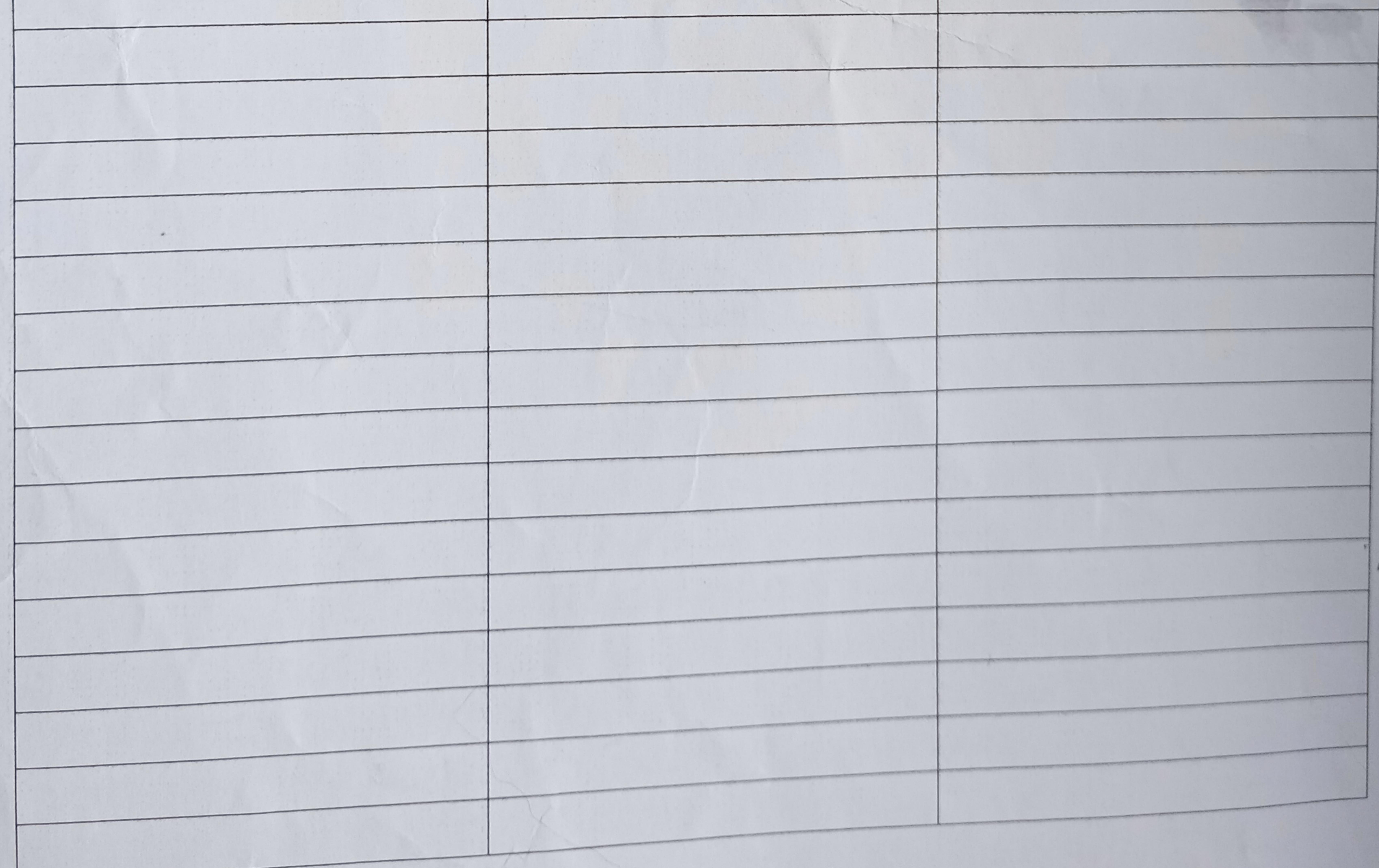
Alternatively if you wish to make your own objections direct to the Council please contact me and I will give you the information and format in which to do this.

**WE CAN STOP THIS IF ENOUGH PEOPLE SIGN!**



10: Manchester City Council, Premises Licensing  
Licence Variation References: 287630/HH1 and 287631/HH1  
Love Factory, 200-204 Dantzic St, M4 4DD

We the undersigned object to the above licence variation applications being granted on the grounds of Public Nuisance – unacceptable noise levels within a what is predominantly residential area and late at night, with thousands of residents being within earshot.

Name (BLOCK CAPITALS)	Address	Signature
 A handwritten signature is written in blue ink across the top right corner of the page, appearing to read "Carry".		
 A large area of the page below the header is filled with horizontal blue lines, likely for handwriting practice or signatures.		

To: Manchester City Council, Premises Licensing  
Licence Variation References: 287630/HH1 and 287631/HH1  
Love Factory, 200-204 Dantzic St, M4 4DD

We the undersigned object to the above licence variation applications being granted on the grounds of Public Nuisance – unacceptable noise levels within a what is predominantly residential area and late at night, with thousands of residents being within earshot.

To: Manchester City Council, Premises Licensing  
Licence Variation References: 287630/HH1 and 287631/HH1  
Love Factory, 200-204 Dantzic St, M4 4DD

We the undersigned object to the above licence variation applications being granted on the grounds of Public Nuisance – unacceptable noise levels within a what is predominantly residential area and late at night, with thousands of residents being within earshot.

Name (BLOCK CAPITALS)	Address	Signature
-----------------------	---------	-----------

**From:** [REDACTED]  
**Sent:** 23 May 2023 20:07  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Variation References 287630/HH1 and 287631/HH1; Love Factory, 200-204 Dantzic Street, M4 4DD

Dear Sirs

I am writing to object to the above licence variation applications being granted (Public nuisance, public safety, prevention of crime and disorder).

The main grounds for this objection is unacceptable noise levels from the event, already evident last year from the site's operation under the terms of its current licence (see below).

Secondly, there is a further nuisance from long lines of taxis pulling up on Dalton Street late at night, doors slamming, drunken people shouting, widespread littering.

#### **Detailed information**

A number of events were staged last summer which started in the afternoon and finished at around 11-30pm each day from Friday to Sunday. I live [REDACTED] [REDACTED] which is 0.45 miles (2400ft), as the crow flies, from the premises. My lounge [REDACTED]; but music could still be plainly heard during the event. So much so I couldn't use my balcony because the windows were rattling with the boom-boom of the bass sound. I had to turn my computer and television volume up to be able to watch them and escape the hours of torture that ensued, yet still sound could be heard via the side windows, even with them closed.

[REDACTED], and there are two other identical blocks on this site, and a further one just on the other side of Rochdale Road. Most of these flats are occupied by long-term residents over 55 years of age, many considerably older, and some disabled. There are also the three "Suffragette Sisters" blocks of similar size even nearer to the venue, and housing along Dalton Street. However, to the other sides of the venue are the Tobacco Factory development, the entire huge Green Quarter site, the new developments at Meadow Side, and the upcoming new prestige apartments at Victoria Riverside (which are right next door to the venue itself!). **All in all, thousands of close residents within earshot are affected.**

The licence variations, if granted, will therefore make an existing problem a whole lot worse by virtue of later hours and playing of amplified music not just inside the venue, but outdoors as well.

The licence application states that "since the opening of the premises there have been no issues or complaints received regarding the operation". **This is simply untrue.** An examination of the records of the Council's Licensing and Out of Hours Team will reveal that [REDACTED] made a complaint one Saturday evening last summer. The officer also informed me that some other complaints had been made. After a discussion, an officer was eventually sent out to the premises, thereafter the sound level reduced, but only for about an hour, after which it returned to the former level.

The licence application also states that "A sample noise report has been submitted with the application". I would argue that the Council should not accept this as supporting evidence as:

1. There is no guarantee or safeguard to ensure that the noise will actually be kept to those levels at the time of the events. DJ's are known to crank up volumes in response to their audiences' requests and responses.
2. The levels are meaningless if they are recorded on the site where they come from rather than in the locations where they are experienced by affected parties.

### **Council's Duty of Care**

Manchester City Council Licensing have failed in their Duty of Care to residents in allowing the original licence in the first place. Although the premises are located in an area that was once an industrial part of the city, it is now predominantly a residential area. It is in fact, one of the flagship areas for redevelopment in Manchester, containing a high proportion of residential usage.

I cannot speak for some of the other blocks of flats noted above, but I can confirm that none of the residents in the four Northwards Housing blocks on this site were informed of either the original licence application, or the variations now being proposed, as required by law. We spoke to Cllr Pat Carney a few weeks ago, and it was his view that this probably arose because the premises are in a different ward to where I live. Clearly no thought whatever given to the idea that noise can travel, especially at night. The only reason I became aware of this variation application was because I complained to Premises Licencing immediately following the events last year, and as a result was placed on a mailing list.

Speaking to some other residents, there is a consensus that licencing in Manchester is unduly lax. It seems to them that anything to promote Manchester's young and vibrant image is waved through with little regard for the consequences and only cursory diligence. We are not "anti-fun"; indeed 25 years ago I might have been attending the premises as a paying customer. But I believe we have the right to enjoy our lives in peace in our own homes. Would you like something like this on your doorstep?

Could you please advise how we will be informed of the outcome of the Council's decision?

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 24 May 2023 17:21  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Licence Variation References 287630/HH1 and 287631/HH1; Love Factory, 200-204 Dantzic St, M4 4DD

Dear Sirs

I wish to object to the above licences. The noise last summer was bad enough without allowing later opening and music outside. It went on all weekend and only stopped after 11:30pm. This is a bad public nuisance for this area with so many people living close by, and should never have been licensed in the first place.

I knew nothing about this matter until I was informed by a neighbour who only got notice because he complained last year. Isn't the council supposed to write to people who may be affected? None of my other neighbours knew anything about this.

I hope for our sanity that this is not granted.

Thank you.

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