

**Cllr 1**

From: Chris Wills <cllr.chris.wills@manchester.gov.uk>

Sent: 12 July 2023 08:40

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

Cc: Angela Gartside <cllr.angela.gartside@manchester.gov.uk>; Becky Chambers <cllr.becky.chambers@manchester.gov.uk>

Subject: Re: Premises Licence variation 289220/PW5: The Red Lion Hotel, 530-532 Wilmslow Road, Manchester, M20 4BT, (Withington ward)

Dear Patrick

I am emailing on behalf of the Withington Ward councillors regarding the above licensing application.

We greatly value the Red Lion as a community asset in Withington. However, we also recognise concerns raised by local residents regarding noise and disturbance caused by customers using the area at the back. In particular we note concerns that the Red Lion have disregarded a condition of planning permission given (130967/FO/2021). The condition is that "the bi folding doors in the conservatory shall be closed at 10.00pm daily and not be reopened again until the public house reopens the following day". We have followed this up with Planning Compliance. Whilst we appreciate that Planning matters are separate from Licensing matters, it is important this is highlighted.

We have sought clarification from the owners regarding the temporary and occasional nature of the proposed outdoor bar servery. In particular, the potential impact on prevention of crime and disorder, public safety, and prevention of public nuisance, in light of representations made by residents.

Following clarification, we have decided not to oppose this application. However our support comes with the following qualifications:

- 1) That this is a temporary measure only to be used during busy periods, to relieve pressure on staff;
- 2) That use will be dependent on the weather;
- 3) That the bar's use will purely be as needed when there is sufficient demand in the beer garden;

4) That the bar will not be kept open past 10pm and will not be open earlier than midday;

5) That there will be no further infringement of conditions around the bi folding doors being open beyond 10.00pm;

6) That there is renewed contact between JW Lees and local residents, with an open channel of communication so that residents can raise any concerns with them, with these concerns addressed.

We would ask that this temporary arrangement is subject to review, and in particular if further concerns are raised by the local community.

Many thanks and best wishes.

Chris

Councillor Chris Wills

Labour & Co-operative Member, Withington Ward

Lead Member for LGBT+ Men

Tel: 07970 395030

**Cllr 2**

From: John Leech <cllr.john.leech@manchester.gov.uk>

Sent: 12 July 2023 22:31

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

Subject: Re: Premises Licence variation 289220/PW5: The Red Lion Hotel, 530-532 Wilmslow Road, Manchester, M20 4BT, (Withington ward)

Dear Licensing

I would like to object to the above license variation.

The current arrangements for outside seating until midnight Monday to Saturday, and 11pm on Sundays, has resulted in an unacceptable level of noise and disturbance to local residents, late into the night.

The extension of the licensing area to include the outside space, will result in an intensification of the use of the outdoor space, resulting in an increase in noise and disturbance, which is at odds with the licensing objective to prevent public nuisance.

If the licensing panel were minded to approve the application, I would request that the hours of operation of the outdoor space should be restricted to 10pm, in line with other outdoor drinking areas, to protect local residents from public nuisance (noise).

Thank you

John Leech

**BUS 1**

From: [REDACTED] >

Sent: 12 July 2023 14:06

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

Subject: Premises Licence variation 289220/PW5: The Red Lion Hotel, 530-532 Wilmslow Road, Manchester, M20 4BT

Hi

I would like to raise an objection to the Licence Variation of The Red Lion Hotel.

I am the Regional Manager for [REDACTED]. [REDACTED] are a Registered Social Landlord and a strategic partner of Manchester City Council.

We are the owners of [REDACTED].

[REDACTED] is made up of residential flats. We have had a number of issues with patrons from the Red Lion Hotel over the years causing Anti-Social Behaviour. This has resulted in residents being caused harassment, alarm and distress.

We are objecting to the Licence Variation as the noise nuisance is already high and extending the licensed conditions to include the garden and creating an outside bar would cause further distress and nuisance and increase the noise to our residents who live only yards away.

If you would like any further information please do not hesitate to contact me.

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]

RES1

**From:** [REDACTED] >

**Sent:** 21 June 2023 16:02

**To:** Matthew Callaghan <matthew.callaghan@manchester.gov.uk>; fraser.swift@manchester.co.uk <fraser.swift@manchester.co.uk>

**Cc:** Premises Licensing <Premises.Licensing@manchester.gov.uk>; Helen Howden <helen.howden@manchester.gov.uk>

**Subject:** Fwd: FW: Premises Licence variation 289220/PW5: The Red Lion Hotel, 530-532 Wilmslow Road, Manchester, M20 4BT, (Withington ward)

Hello Matthew,

I hope you don't mind me getting in touch with you again. After our recent email correspondence on the 25th May regarding the Red Lion pub, Withington, setting up a bar area outside the premises, it has been brought to my attention by someone at the [REDACTED] that the pub is now applying for a 'variation' to its alcohol license to allow it to set up a bar outside the pub. This is presumably because an officer of the MCC Licensing Department visited the pub the next day and told them they were not allowed to serve alcohol outside.

Can you please tell me whether the immediate neighbours of the pub will receive their own copy of the application - via mail? Or has the been displayed on any local sign posts? Many thanks.

The concern of the residents of [REDACTED], where I live, and I presume other direct neighbours of the Red Lion, is that if the pub were allowed to sell alcohol outside the building this would further increase the noise nuisance to local residents as yet more customers are likely to sit outside and drink, particularly in warm weather, as we have had recently.

The pub went ahead and made the bowling green a beer garden, without planning permission, and since last year the number of wooden tables and benches has increased to over 50, and there is now seating capacity outside for well over 300 people.

The noise levels can become so high that - just like last year - they have blighted our lives in the summer months and have prevented us from the reasonable enjoyment of our own properties. It means we cannot open our windows in warm weather, and there is no point trying to go to bed before 1am because the pub allows rowdy and loutish drinkers to continue drinking outside the pub causing anti-social behaviour with bad language etc. This is despite the fact that the pub is meant to close the back conservatory doors at 10pm - which was a strict condition of the MCC planning approval in 2021 - and which the pub have never complied with. Last week there was even a fight in the beer garden at 25 minutes past midnight!

The brewery's variation application makes no mention of the time this open-air bar area would operate until so it could, potentially, be the same licensing hours as the inside of the pub, which is midnight.

Added to this, the wording of the variation application is decidedly vague: "**temporary outdoor bar servery for occasional use**"

It does not specify what "temporary" and "occasional use" would be. "Temporary" could be for the whole late spring and summer, and "occasional" could be virtually every day in

the week and at weekends. They do not, for example, specify a Bank Holiday, which might be acceptable.

I apologise for going on at such length, but I am sure you will understand our very reasonable concerns and the impact this could have on the pub's neighbours.

Best regards,

[REDACTED]

**RES2**

**From:** [REDACTED] >  
**Sent:** 28 June 2023 10:23  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Premises Licence variation 289220/PW5

Hello

As a resident [REDACTED] Red Lion pub in Withington, I am submitting my opposition to the recent application made by the Red Lion Withington to set up a bar in their garden to sell alcoholic drinks which could attract rowdy customers and potentially carry on into late night. We already suffer from excessive noise during good weather when the bowling green of the pub is used as a drinking hub.  
Thank you for your assistance

kind regards

[REDACTED]

## **RES3**

**Re:** Premises Licence variation

Reference: 289220/PW5

Premises: The Red Lion Hotel, 530-532 Wilmslow Road, Manchester, M20 4BT

Description of variation: to vary the layout of the licensed area in accordance with the plan submitted with the application.

The proposed variation is resubmission of the licensing plan to

- 1) include the garden in the licensed area and
- 2) to detail the location of a temporary outdoor bar servery for occasional use.

No changes to licensed hours or activities are sought.

### **Comments of Withington Civic Society**

#### **We object to the application.**

The 'beer garden' referred to is the original bowling green to the premises, dating back to at least 1897. Since it became a beer garden the number of wooden tables and benches has increased to over 50, and there is now seating capacity outside for well over 300 people.

If approved, this application would mean the pub could set up an outside bar area selling alcohol to customers without them having to even enter the premises. Under their current licence the Red Lion can only sell alcohol inside the pub and customers are only then permitted to take it outside.

The concern of Withington Civic Society on behalf of local residents is that if the pub were allowed to sell alcohol outside the building this would further increase the noise nuisance in the area as yet more customers are likely to sit outside and drink, particularly in warm weather.

We are advised that noise levels can become so high that they have blighted the lives of residents, particularly in the summer months and have prevented them from the reasonable enjoyment of their own properties. They cannot open their windows in warm weather, and there is no point trying to go to bed before 1am because the pub allows rowdy and noisy drinkers to continue drinking outside the pub causing anti-social behaviour with bad language etc. We are advised that in mid June 2023 there was even a fight in the beer garden at 12.25 am



In the Planning Authority's decision in 130937/FO/2021 at paragraph 5 it was provided:

*"5) The bi folding doors in the conservatory shall be closed at 10.00pm daily and not be reopened again until the public house reopens the following day.*

*Reason - to limit the breakout of noise from the refurbished conservatory pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC26"*

We understand that this strict condition of the 2021 planning approval has never been complied with.

The brewery's variation application makes no mention of the time this open-air bar area would operate until so it could, potentially, be the same licensing hours as the inside of the pub, which is midnight.

Added to this, the wording of the variation application is decidedly vague:  
**"temporary outdoor bar servery for occasional use"**

It does not specify what "temporary" and "occasional use" would be. "Temporary" could be for the whole late spring and summer, and "occasional" could be virtually every day in the week and at weekends..

In terms of the licensing objectives we would refer to:

Public Safety (e g broken glass) – much more likely and dangerous in an outside seating area

Public Nuisance (noise & litter) – already a significant problem and likely to become much worse if the application is granted

Crime & disorder – see the comments above about rowdy behaviour

[REDACTED]

For and on behalf of [REDACTED]

**Res 4**

**From:** [REDACTED] >

**Sent:** 04 July 2023 22:43

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

**Subject:** Red Lion Planning Amendment - Licence variation 289220/PW5

Premises Licence variation 289220/PW5

I strongly object to this planned amendment to the Red Lion's licence on the grounds it will only exacerbate the already excessive noise created in the outside area at the rear of the establishment. This has been an ongoing problem for nearby residents like me who overlook the area in question. To allow this to go ahead will only make this situation more unbearable.

If the pub were granted this licence extension it would mean more and more people drinking outside during the day, when they can become rowdy, and also in to the small hours of the morning when they still allow drinkers to carry on drinking, even after they are supposed to stop customers from exiting the back of the building via the conservatory at 10pm.

Despite their licence and planning approval restrictions, the pub already completely ignores them - and the same will happen this time. To demonstrate this, the pub - and the brewery - must surely know their existing licence approval only allows them to sell alcohol inside the building. But despite this they still went ahead and built an outside bar with beer pumps without first getting approval from the licensing department at the Council. This shows they simply do not care about rules and regulations, and just ignore them.

This is another reason why this application should be rejected by the council.

[REDACTED]

RES 5

**From:** [REDACTED] >  
**Sent:** 05 July 2023 12:22  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Premises Licence Variation 289220/PW5

Hello

**Premises Licence Variation 289220/PW5**

I am a Leaseholder at [REDACTED] [REDACTED] the Red Lion pub on Wilmslow Road and wish to raise an objection to the application to vary the Premises Licence.

Any extension to the licenced area to include external apces to the rear of the Red Lion would result in unacceptable levels of noise and disturbance upon existing and future neighbouring residential occupiers at the property, which does not appear to satisfactorily be mitigated. The proposal would be harmful to residential amenity.

The area has seen significant increases in anti-social behaviour including drug use, and rough sleepers in the grounds of [REDACTED] which has been registered as an ongoing concern with the police and housing management company - [REDACTED].

Yours faithfully  
[REDACTED]

**RES 6**

**From:** [REDACTED] >  
**Sent:** 06 July 2023 13:37  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Re licence variation 289220/PW5. Red lion.

I am the owner of a flat that [REDACTED] the Red Lion Beer Garden / as was bowling green. I understand that the brewery has applied to increase ( still further!) the seating available and are planning to out in an outdoor bar and other modifications.

As I am sure you appreciate the weather when you would want your windows wide is exactly the weather you would want to be out in the beer garden. However the noise level has already risen greatly since the bowling green has been converted to beer garden and the opening hours are later and folk get merrier ( especially in all day out door sessions) and this can get very wearing and disrupt sleep ( for shift workers as well as 9-5 ers ).

Please could you pass on our objections to the relevant folk ; we don't want to spoil others pleasure but we also don't want our peace disturbed continuously during the summer ..  
Many thanks,

[REDACTED]

**RES 7**

From: [REDACTED] >  
Sent: 09 July 2023 15:42  
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>  
Subject: Premises Licence variation 289220/PW5: The Red Lion Hotel, 530-532 Wilmslow Road, Manchester, M20 4BT, (Withington ward)

Dear Sirs

I write on behalf of [REDACTED], as agreed at our meeting on June 25th 2023.

We wish to object to the variation of licence at The Red Lion, Withington to include the beer garden in their licenced area and for the creation of a temporary outdoor bar. We consider this will undermine the licensing objective for public nuisance. Many residents in our group have been directly affected by living in close proximity to bars and Public Houses with outdoor beer gardens. Some residents have been driven to sell their home and move away because of the noise and nuisance this has caused. Fallowfield and Withington has a very high density of University students and this has led to a very imbalanced population in this neighbourhood. The problems relating to licensed premises in Fallowfield & Withington have been well documented over many years and resulted in the establishment of a Cumulative Impact Policy to try and prevent problems increasing. This policy is now under review and a draft policy is currently in the consultation phase. In this draft policy Withington is highlighted as an area requiring a Special Policy. We feel this is a necessity to protect residents.

The garden of The Red Lion is large and seating capacity could accommodate hundreds. When alcohol is consumed, voices are raised and often there is also shouting, yelling, screaming, singing and chanting. We feel that large numbers of people drinking in the beer garden will cause a disturbance to the local residents and create unacceptable public nuisance. From our experience of other beer gardens in our neighbourhood, we have noticed a recent increase in density of seating in outdoor spaces as well as a vast increase in covered areas and outdoor heating to facilitate drinking in all weathers. We feel that the use of the beer garden could become a nightmare for local residents and disturb their sleep and cause great stress and anxiety as it has on many occasions for residents in our group.

Prevention is better than cure. We urge you to refuse this application in full to protect the residential community from unacceptable public nuisance that is highly likely to arise if this application is granted.

Yours

[REDACTED]

**RES 8**

From: [REDACTED] >

Sent: 09 July 2023 16:38

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

Cc: [REDACTED]

Subject: Premises Licence variation 289220/PW5: The Red Lion Hotel, 530-532 Wilmslow Road, Manchester, M20 4BT, (Withington ward)

I would like to register our objection to the serving of drinks outside the designated areas of the pub.

There has been a marked increase in the amount of noise since the pub has started using the bowling green area for additional seating.

The serving of alcoholic beverages will only increase the amount of noise that we as residents are already expected to accept on [REDACTED].

I look forward to hearing from you.

Kind regards,

[REDACTED]