

GREATER MANCHESTER POLICE - REPRESENTATION

About You

Name	PC Alan Isherwood
Address including postcode	Manchester Town Hall Extension Lloyd Street Manchester M2 5DB
Contact Email Address	alan.isherwood@gmp.police.uk
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About the Premises

Application Reference No.	LPV 287879
Name of the Premises	Fallowfield Convenience Store
Address of the premises including postcode	240-242 Wilmslow Road, Manchester M14 6LD

Your Representation

Please outline your representation below and continue overleaf. This should describe the likely effect of the grant of the licence on the licensing objectives on and in the vicinity of the premises in question.

Please accept this as formal notification of the Greater Manchester Police objection to the premises licence variation in relation to the above premises.

The grounds for the objection are the Prevention of Crime and Disorder and the Prevention of Public Nuisance.

The premises are situated on Wilmslow Road, Fallowfield which is one of the main arterial routes into and out of Manchester City centre.

It is in close proximity to residential properties and is also in an area where there are a large number of bars, public houses, off licenses, late night refreshment outlets and one of the largest student populations in Europe.

Specifically, the application is seeking to allow the provision of alcohol until 0200 hours 7 days a week

The Wilmslow Road corridor suffers from littering, noise disturbance and other anti-social behaviour and to allow a longer window of availability of alcohol in this area is likely to exacerbate these problems and undermine the hard work of the local Neighbourhood Policing Team.

The area where the premises are situated was, until recently, subject to a Cumulative Impact Policy due to the problems in the area, many of which are noise, littering and anti-social behaviour related.

This policy recently lapsed and, whilst it cannot be used as a reason in itself to refuse an application in this area, it shows that there are issues within the area which resulted in the policy being introduced back in 2013.

The latest consultation for the reintroduction of the Special Policy has recently been circulated so this shows that the same kind of issues still exist today.

Fallowfield suffers from issues with late night, noisy, alcohol fuelled house parties, which cause a high level of disturbance to local residents.

GMP are concerned that by allowing this premises to be able to sell alcohol for 2 hours extra each night will mean that there is yet another readily available source of alcohol at a time when these parties are often in full swing.

Greater Manchester Police would therefore ask that the application be refused.



Licensing & Out of Hours Compliance Team - Representation

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

Premise Details

Application Ref No	REF287879
Name of Premises	Fallowfield Convenience Store
Address	240-242 Wilmslow Road, Manchester, M14 6LD

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.

Licensing and out of hours team have assessed the likely impact of the granting of this variation taking into account a number of factors, including the nature of the area in which the premises is located, the hours applied for and any potential risk that the granting of this licence could lead to issues of public nuisance.

The premises is situated on the Fallowfield Brow section of Wilmslow Road an area almost exclusively made up of licensed premises with 2 other off licenses, numerous late-night refreshment take aways and 3 public houses. Directly to the rear of the premises is Fallowfield Brow, a large residential area densely populated with students.

Granting this variation is likely to contribute further to the considerable pre-existing public nuisance issues in this area. Complaints of antisocial behaviour from local residents repeatedly cite problems with noise and litter (see images below). The addition of another store selling alcohol ,making it more readily available and easing access, to alcohol until 2am, is likely to draw more people to the area adding to the nuisance local residents experience and undermine the licensing objectives.

The granting of the variation would be inconsistent with the Council's policy. The statement of licensing policy states in section

Section 7.31 states Later hours will generally be more appropriate within the city centre than other areas due to the developed infrastructure in respect of managing a later night-time economy, such as the comprehensive integrated CCTV network, increased access to public transport, cleansing services, and a more visible enforcement presence.

7.25 The potential impact on any local residents will be an important matter for consideration.

7.29 The authority considers that later hours will typically be more sensitive and higher risk in causing problems.

Whilst the premises existing licence conditions go some way to address these issues the application appears to diminish their effectiveness with the

removal of key safeguards ensuring that all staff are personal licence holders.

Furthermore, the increased sensitivity and high risk of problems associated with later hours are not fully addressed. There is no detail on how the premises will effectively risk assess the need for door staff and the condition offered is hazy. The issue of litter in the surrounding area are not sufficiently dealt with, nor can they be by way of licence conditions as they exist outside the immediate vicinity of the premise.

Therefore, we recommend this application is refused.



Recommendation:

Refuse Application

Neighbourhood

From: Gavin Evans <gavin.evans@manchester.gov.uk>

Sent: 22 May 2023 12:15

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

Subject: Premises Licence variation 287879/PW5: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

I would like to raise concerns as Neighbourhood Manager with this application to sell alcohol from midnight to 2am This particular part of Fallowfield has a high number of students and we often have complaints of ASB, litter and transient noise.

There are community tensions in and around this area with noise and litter and more recently there was a serious incident on Wilmslow Rd. We also get complaints of begging or aggressive begging in Withington and Fallowfield which again impacts on local residents or students.

With Withington and Fallowfield having a large student population, we want to reduce as many issues as possible in the local community and noise, transient noise, litter, drugs and ASB are all such common factors that local residents often suffer from with students travelling in and around Wilmslow Rd.

I feel selling alcohol until early hours will increase issues and complaints and I do not support it.

Gavin Evans
Neighbourhood Manager
Withington, Old Moat & Fallowfield

South Neighbourhood Team
Neighbourhoods Directorate
Manchester City Council
Etrop Court
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Manchester
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Tel: 0161 219 6467 (internal 36467)

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www.manchester.gov.uk

Licensing Authority

From: Fraser Swift <fraser.swift@manchester.gov.uk>

Sent: 30 May 2023 11:18

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

Subject: Premises Licence variation application 287879/PW5: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

On behalf of the licensing authority as a responsible authority, I am objecting to the grant of this proposed variation.

The locality has recently seen an increase in the number of off licence premises with 2 new licences granted. Both applications considered it appropriate to mitigate the impact of off sales of alcohol by limiting the terminal hour - notably, the neighbouring Go Local application reduced its hours from 4am to midnight following the receipt of relevant representations. Concerningly, this application takes a contrary approach, whilst seeking to dilute the regulatory restrictions currently in place on the licence.

The premises is situated in a parade of various commercial uses opposite the Owens Park and Oak House campuses. The area is also home to a high density of HMOs populated by students and temporary homeless accommodation. The locality experiences significant challenges, particularly in respect of noise and antisocial behaviour, such as from house parties and litter including from local takeaways and street drinking. I have concerns that the grant of this application would contribute to these issues and undo the significant local work undertaken by the council, University and police to tackle them.

In summary, my concerns are the grant of the application is likely to undermine the promotion of the licensing objection as it:

- Proposes to weaken the existing controls in place for staff training whilst increasing the level of risk of alcohol-related issues
- Increases the sale of alcohol at a period that customers are increasingly likely to be intoxicated and potentially vulnerable.
- Increases the availability of alcohol and will exacerbate existing issues with anti-social behaviour in the locality.
- Provides no detail around the proposed variation, such as what late night refreshment will be provided and how this will be served.
- Fails to address relevant risks associated with the proposed variation, such as litter and the risk of increased conflict
- Fails to address relevant standards as set out in Section 8 of the Council's policy
- Increases the risk and likelihood of cheaper alcohol consumed in unsupervised environments

Further,

- The premises have previously been evidenced as selling higher strength alcohol products including those associated with problematic
- The grant of the variation would be inconsistent with the Council's policy
- The proposed step in relation to the provision of a risk assessment provides no assurance that appropriate door supervision would be provided.
- The proposed steps offer little tangible protections to promote the licensing objectives

I would draw the committee's attention to the following sections of the Council's licensing policy, although references are not limited to just these sections:

Evidence of pre-existing problems in the area

7.12 Where its discretion is engaged, the authority will give particular consideration to the general character of the surrounding area, including crime and antisocial behaviour (ASB) levels, litter problems, issues regarding underage or proxy sales, and noise complaints. Where there are demonstrable problems linked to the operation of licensed premises in the area and the evidence demonstrates problems with licensed premises in the area, the licensing authority will, in exercising its discretion, take this into consideration when deciding what (if any) steps are appropriate and proportionate in the individual case

Proximity of takeaways and off-licences to nightlife entertainment areas

7.17 Such premises typically lack the type of design and management provisions necessary to process the custom of a large intoxicated late-night customer base, and may act as flashpoints for alcohol-related crime and disorder. Additionally, there is a risk of staff being subjected to threatening behaviour, physical violence, and property damage. Operators are encouraged to consider conflict management training and/or employment of door supervisors, where appropriate. However, where the authority's discretion is engaged, consideration may be given to restricting hours of operation to avoid the risk of such premises acting as flashpoints for crime and disorder.

Consistency with relevant Council strategies

7.18 The Council recognises that a vibrant evening economy is important, both to the wellbeing of its residents and as a source of economic activity. Accessible district centres and local centres are important in creating a sense of place and focus and, therefore, central to creating neighbourhoods of choice.

7.19 Manchester City Centre and its district centres are places to shop, work, eat, drink, enjoy leisure activities, access services and, increasingly, to live.

7.20 Centres, in particular the city centre and district centres, have an important role as the focus for the city's evening economy. They are a hub for activity and thrive when they attract visitors from the surrounding neighbourhoods.

7.21 An aim for the city is to achieve a better balance of evening and night-time activities and a better distribution throughout the city. In some areas, concentrations of uses associated with the evening economy have led to problems with antisocial behaviour, while other parts of the city suffer from lack of activity during the evening. It is important that the uses within centres are carefully balanced so that evening and night-time uses are complementary to neighbouring uses.

The proximity of the premises to local residents and other local businesses, particularly in relation to the potential for nuisance

7.25 Where its discretion is engaged, the licensing authority will ensure that due consideration is given to the proximity of licensed premises not only to local residents and businesses, but also in relation to other licensed premises, to ensure they are located in a position that does not adversely affect their ability to ensure the promotion of the licensing objectives. The potential impact on any local residents will be an important matter for consideration.

7.26 Where premises are in the direct vicinity of local residential properties, and where its discretion is engaged, the authority will give particular consideration to measures proposed in the application in relation to prevent nuisance, such as:

- Prevention of noise or vibration escaping from the premises due to volume of music or plant and machinery noise
- Prevention of noise disturbance from people entering and leaving the premises (eg. queue management, dispersal policy)
- Prevention of disturbance by people outside the premises (eg. smoking areas)
- Litter from the premises (This issue is considered particularly relevant in respect of late-night takeaways and smoking-related litter outside licensed premises)
- Disturbance caused by deliveries associated with licensable activities, including waste collection.

7.27 The leisure and night-time economy can be an important contributor to an area's appeal to work, live or visit there. However, each of our neighbourhoods is different to each other and services need to be flexible to meet these different needs. For example, while doorstep access to a thriving late-night-time economy appeals to many living and working in the city centre, it will not be acceptable to those in other areas of the city.

7.28 Where its discretion is engaged, the licensing authority will give consideration to the appropriateness of hours applied for, having regard to the location of premises and their likely effect on the promotion of the four licensing objectives. While it is recognised that in some circumstances flexible licensing hours for the sale of alcohol can help to ensure that concentrations of customers leaving premises simultaneously are avoided, the licensing authority will consider restricting hours to ensure the promotion of the licensing objectives, subject to relevant representations being made in relation to the hours applied for, should the licensing authority deem this appropriate and proportionate following a hearing.

7.29 The authority considers that later hours will typically be more sensitive and higher risk in causing problems.

7.30 Applicants are strongly encouraged only to apply for hours that they realistically intend to operate, as later hours are typically more likely to attract objections.

7.31 It is recognised that in spite of the quality of the operation of the business, where patrons are out of the control of the licensee, the lateness of the terminal hour for the premises will often be a contributory factor in the potential for disturbance.

7.32 Therefore, where its discretion is engaged, the authority will be mindful of the density of residential use in proximity to the premises and the level of risk of nuisance arising. The authority expects that terminal hours will normally be earlier to promote the licensing objectives for licensed premises located in areas with a higher density of residential property

...

7.35 Where its discretion is engaged, the licensing authority will not consider the fact that other premises in the vicinity already have similar hours as a justification for granting similar or extended hours, and each application will be considered on its individual merits.

MS1 Implement effective security measures at the premises

Effective monitoring of the premises (both interior and exterior) including the use of CCTV:

- Consideration should be given to the location of alcoholic products in off-licence premises, particularly in relation to the ability of staff to effectively monitor the area in order to guard against the risks of shoplifting and to deter attempts by underage persons to purchase.

Off-licence premises should give particular consideration to alcohol promotions at the premises, including the location within store of any promotional activity.

MS5 Prevent on-street consumption of alcohol

Manchester City Council has previously implemented Designated Public Place Orders (DPPOs) in areas throughout Manchester in order to help address and prevent numerous problems caused by public consumption of alcohol. With effect from 20 October 2014, any new or renewal of such orders are known as Public Space Protection Orders (PSPOs). Street drinking can be a major cause of antisocial behaviour, often involving underage persons, which gives rise to disorder, concerns over public safety and harm to children. Additionally, it is widely reported that consumption of alcohol by persons on the way to on-licensed premises gives rise to problems of drunken and disorderly behaviour. Licensees should ensure all staff are aware of the DPPO/PSPO when situated within the designated area and reinforce the No Street Drinking warning at point of sale. Other conditions may be imposed directed at avoiding problematic street drinking in the vicinity of the premises. Another particular concern will be irresponsible drink promotions that would appeal to underage drinkers or street drinkers, or that

encourage excessive consumption and do not follow best practice, such as the Portman Group Code of Practice on the Naming, Packaging and Promotion of Alcoholic Drinks, that would appeal to underage drinkers or street drinkers, or that encourage excessive consumption.

Regards

FRASER SWIFT

Principal Licensing Officer

Licensing Unit

Growth and Development

Manchester City Council, Level 1, Town Hall Extension, Manchester, M60 2LA

email: fraser.swift@manchester.gov.uk

tel: 07814 134202 (mobile) or 0161 2341176 (office)

For reference, the application seeks to extend the terminal hour for the sale of alcohol (for consumption off the premises) to 2am as well as amend the condition of the licence as follows:

Removal of:

Condition 7: All alcoholic products shall be labelled with the name of the shop.

Annex 3, Condition 1: All staff selling alcohol shall hold a personal licence.

Replace:

Annex 12: The Challenge 25 Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 25. The only acceptable forms of identification are a passport or photo card driving licence.

with

The premises will adopt a 'Challenge 25' policy. This means that if a customer purchasing alcohol appears to be under the age of 25, they will be asked for proof of their age, to prove that they are 18 years or older. The only forms of identification that will be accepted will bear their photograph, date of birth and a holographic mark and/or ultraviolet feature. Examples of appropriate identification include a passport, photocard driving licence, military ID, and Home Office approved proof of age ID card bearing the PASS hologram.

Replace:

Annex 3, Condition 2: All staff selling alcohol shall undertake extra training on the following areas;

- a) The law concerning the sale of alcohol.
- b) The four licensing objectives.
- c) Conflict Management.

with:

- On first appointment, all staff employed at the premises will receive training on the Licensing Act 2003 including input on preventing underage sales, preventing sales of alcohol to people who are drunk and any other relevant matters. Training shall be regularly refreshed at no less than annual intervals. The training must be recorded and be accessible on the premises and made available for inspection upon request of a Police Officer or an authorised officer of the licensing authority or (in the case of online training) within 48 hours.

Add:

- Notices will be displayed at the entrance/exit to the premises asking customers to leave the store quietly and respect local residents.
- There will be no sales of beer, lager or cider with an alcohol content above 6.5% ABV in metal or plastic containers. This restriction shall not apply in respect of specialist branded premium priced

products, for example craft ales, local or micro-brewery specialist products, boxed gifts or national celebratory/commemorative beer, lager or cider. Staff shall reinforce that alcohol should not be consumed in the street at point of sale, where appropriate.

- All crimes to be reported to police.
- The premises licence holder will ensure that a risk assessment is completed to determine if door supervisors are required to cover busier periods of the week.

RES 1

From: [REDACTED] >

Sent: 19 May 2023 21:56

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

Subject: Premises Licence variation 287879/PW5: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

Dear Sir / Madam,

I write to object to the above application for extended hours at the Fallowfield Off Licence opposite Owen's park. They wish to open until 2am every night, currently they have to close at midnight.

The availability of alcohol will increase noise and nuisance and add more night noise to residents living in residential streets.

The nearby New Zealand Wines Off licence is open until 2am and is always a hub of activity which fuels house parties, street drinking, groups congregating, attracts drug dealers etc.

There was also a murder very close to these premises in late October 2022 in the early hours of the morning. This is so bad for the area.

I sincerely hope the said application can be rejected.

Thank you.

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

RES 2

From: [REDACTED] >

Sent: 19 May 2023 22:46

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

Subject: Objection to Application for Extended Hours

Dear Sir / Madam,

I write to object to the above application for extended hours at the Fallowfield Off licence opposite Owen's park. They wish to open until 2am every night, currently they have to close at midnight.

The availability of alcohol will increase noise and nuisance and add more night noise to residents living in residential streets.

The nearby New Zealand Wines Off licence is open until 2am and is always a hub of activity which fuels house parties, street drinking, groups congregating, attracts drug dealers etc.

There was also a murder very close to these premises in late October 2022 in the early hours of the morning. This is so bad for the area.

I sincerely hope the said application can be rejected.

Thank you.

[REDACTED]

RES 3

From: [REDACTED] >

Sent: 20 May 2023 14:54

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

Subject: Fallowfield Convenience Store hours extension - OBJECTION!

Dear Sir/Madam,

I am so upset to hear about this application to extend hours until 2am every night. This will only increase ASB in our community through increased access to alcohol into the early hours, noise disturbance in our community from people walking the area in a drunken state (I am often woken by groups of people bellowing at all hours which has a massive impact on my capacity to function effectively the following day when I'm at work). I'm sure you will also recall the murder of a young person very near to this spot in October 22. This hour extension will only increase the likelihood of groups congregating and outbreaks of street violence leading to further injuries and possible deaths. I also coordinate a community litterpicking group every month and we already find that the majority of litter collected is bottles and cans of alcohol and takeaway packaging. **Our community deserves respect and we work hard to care for our environment - please, please reject this application and consider the feelings of local residents when making a decision on this application.**

Regards,

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

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

RES 4

From: [REDACTED] >

Sent: 21 May 2023 18:58

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

Subject: Fallowfield Convenience store licensing application to 2am

Hi I wish to submit my objection to this application which like other, ie shell service station seek to extend the nighttime economy(on street drinking , asb, drug dealing , litter etc etc) at the expense of council tax paying long term residents and the future of this area. This application seems to target students and while I do not object to students living here ,this application will lead to the further decline of Fallowfield and increased risk to the whole community. We have seen a huge increase in crime and alcohol and drug related crime here. Please do not grant this application
30 years + resident Withington. [REDACTED]

[REDACTED]

RES 5

Application Type: Premises Licence variation

Reference: 287879/PW5

Premises: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD

Applicant: Mr Ehsan Ali

Description of proposed variation as given by the applicant: To vary the hours for the sale of alcohol and opening hours and the addition of late night refreshment.

Proposed hours and licensable activities:

Provision of late night refreshment (indoors):

Current hours: Not currently permitted

Proposed hours: Mon to Sun 11pm to 2am

Supply of alcohol for consumption off the premises only:

Current hours: Mon to Sun 8am to 12 midnight

Proposed hours: Mon to Sun 8am to 2am

Opening hours:

Current hours: Mon to Sun 8am to 12 midnight

Proposed hours: Mon to Sun 8am to 2am

Response on behalf of Withington Civic Society Planning Group

Withington Civic Society Planning Group **opposes the application.**

We believe, according to research previously carried out by Manchester City Council, that Fallowfield already suffers from the greatest levels of crime (both general and alcohol-related) compared to surrounding areas,. The degree of antisocial behaviour recorded in the area is also significantly disproportionate. Antisocial behaviour levels peak during the late night/early morning, and correlate with the closing times of alcohol-led licensed premises.

Complaints about antisocial behaviour from local residents repeatedly cite problems of noise, vandalism and antisocial behaviour from persons going out to and returning from licensed premises, including complaints of preloading and drunkenness. Additionally, there was evidence of litter caused as a result, including discarded alcohol containers and takeaway wrappers in the street. Extra street cleaning services are required in the local area as a result of the disproportionate levels of litter, particularly caused by the high number of late-night takeaways in

Fallowfield. Problems of preloading en route to licensed premises persist despite the existence of a Designated Public Place Order for Fallowfield.

We would note in particular that:

- The incidence of anti social behaviour in the immediate area causes significant loss of amenity to families and residents, with much on street drinking and late night /all night parties by young people living in HMOs. Such a late night store with an alcohol licence will lead to the congregation of large numbers of drinkers with all the attendant noise and littering.
- These issues would be exacerbated by off sales of alcohol
- Litter in the area of the relevant premises is already a problem. Later opening hours will exacerbate this.
- The problems of Fallowfield are working their way into Withington, and we in Withington are very anxious that the situation in Fallowfield should not get any worse.

Whatever steps the applicant may take, the overwhelming probability is that the granting of such a licence as requested by the applicant will only exacerbate the problems associated with such premises which already cause substantial loss of amenity to families and permanent residents as identified above.

Therefore the application should be refused.

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For and on behalf of Withington Civic Society Planning Group

21st May 2021

RES 6

From: [REDACTED] >

Sent: 25 May 2023 16:23

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

Cc:

Subject: Premises Licence variation 287879/PW5: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

Your Ref: Premises Licence variation 287879/PW5: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

To whom it may concern;

I am a long-term resident of [REDACTED] and I am objecting to the request for an off license, proposal for extended opening hours to sell alcohol until 2am, 7 x days a week at the Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

These premises (Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, that is) are situated on Wilmslow Road, which is one of the main arterial routes into and out of Manchester City centre.

It is in close proximity to myself on Landcross Road and local residential properties and is also in an area where there are a plethora of bars, public houses & off licenses and one of the largest student populations in Europe.

This application for alcohol sales Mon to Sun until 2am are quite frankly outrageous. Current hours until midnight 7 x days per week as they stand are ridiculous.

This is just another one of the tsunami of licence applications that the area has had recently (particularly in light of the demise of the Cumulative Impact Policy) and all of which have been granted; The Shell petrol Station (Premises Licence variation 285721/CT4), Kwik e Mart (Now "Go-local" - 280605/HH1)

The area is awash with off licences, maxed out with them in fact: the above two (Shell Petrol Station & Go-Local) and fronting Wilmslow Road – Go-Local, New Zealand Wines off licence (which already has an unbelievable small hour 2am licence; granted before the Cumulative Impact Policy was established) & this place – Fallowfield Convenience Store, until 12am. For goodness sake, we do not need yet another off licence with an extended opening hours window.

I returned to my lovely home on [REDACTED] late last night (after attending a jazz concert in town) Coming across Wilmslow Road from the bus stop and just into [REDACTED] at 11:45pm, I'm greeted by the deafening alcohol fuelled babbling cacophony of the herds of inebriated patrons that are crammed into the outside seating area of the "Studio Bar", resting on the corner of Landcross Road, which at that time (11:45pm) is at fever pitch. And what happens when it closes? They all go quietly back to bed and have some tea and toast? Of course they don't. This drunken zombified mass will be tottering around the "Fallowfield Brow area" (an area encompassing a canopy of 7 x streets. 5 x streets moving South to North & 2 x streets East to West, of which the Fallowfield Convenience Store resting at 240-242 Wilmslow Road, is in the centre) to feast on junk food and utilise one of these off licences (Go-Local, New Zealand Wines, & this one - Fallowfield Convenience Store) with a view to purchasing more alcohol, and, highly likely that the area outside the premises will become yet another zone where noisy, inebriated humans (and I use that term loosely) gather to collect further alcohol supplies, with people spilling out onto the busy thoroughfare of Wilmslow Road, putting themselves and others at risk and from the opportunists (drug dealers looking for another sale, thieves and Of course, robbers for an easy mark) Also, as the area is subject to a Designated Public Place Order it is likely that this order will be breached far more regularly, creating more work for the local police officers.

As I've stated before in many objections; This "Fallowfield Brow" area, is now nothing more than a party/club fested, drunken drugged up conurbation, that's really fit for no human life or existence, becoming one giant noise fest; people to and fro, taxis to and fro, shouting, screeching, hollering, yelling, "music" pumping out ad finitum, from early evening until 6am in the morning.

This will create added noise disturbance which will obviously be extended beyond what is already being suffered by the local residents.

The Wilmslow Road corridor already suffers from begging, street drinking and other alcohol related anti-social behaviour and to allow yet another premises a licence to sell alcohol, will undoubtedly exacerbate these problems.

The request for extended licence liquor sales by Fallowfield Convenience Store, particularly in view of the fact that the premises has had an alcohol licence revoked due to all sorts of illegal activity and breaches, with the current licence eventually being granted with a strict midnight closing, and in the light of what's been happening in the near vicinity in Fallowfield (a murder, serious assaults etc), quite frankly, beggars' belief.

A cynical application proposal from a rogue outfit then, and on the back of the demise of the Cumulative Impact policy, out to exploit the get down 24/7 party/club zombie liquor saturated wallets and purses that totter around the M14 streets; and makes the *"Steps to promote licence Objectives"* with its *"Notices shall be displayed at the entrance/exit to the premises asking customers to leave the store quietly and respect local residents"* in the proposal, if it wasn't so serious, laughable. A transient (of which 90% of the Brow residents are) fuelled with 6 x pints of strong lager and a plethora of B52's quite frankly isn't capable of reading anything and understanding it, let alone abiding by it.

Nationwide alcohol issues. I draw your attention to the latest government report that's just come out (On Wednesday 24-05-23 that is) This report, by a group of MPs that scrutinises government funding, states that alcohol related deaths have increased by 89% in the last two decades.


The harm associated with alcohol problems, has cost the NHS more than £3.5 billion each year (and that's a conservative estimate)

The government has in place, a 10-x year plan for tackling drug and alcohol related harm, and is investing an extra £532 million pounds, to create 50,000 places in drug & alcohol centres with high quality care.

The drinking emporiums & liquor sales in the Fallowfield Brow area, are fuelling this problem, adding to harm and cost. Fallowfield Convenience Store are part of the problem.

Plus. Where do these licence applications stop? When everyone has one?

In addition, In the four years that I've purchased my car, and parked up outside my house, it has been "hit/vandalised" 8 x times. Here's one incident and most pertinent to this application; a cctv still of a pair of

drunken students smashing into the nearside door, causing two huge dents in it  (from 08-12-19 @ 05:39am)

With all the garbage that pervades the area, we have a rat infestation (in all the years that I've lived here, we've never had that before) I've already spent £42 for a 5-x visit Pest Control event, which was back in October 2022 and now? .. absolutely no surprise at all .. they're back (see picture below from Boxing Day in my back yard – 26-12-22) and I'm now booking yet another £42 visit from Pest Control. Empty cans/empty bottled garbage from Mr **"Fallowfield Convenience Store"** will only add to the overload.



Personally? I am at the very end of my tether in this Fallowfield Brow area; suffering from extreme sleep deprivation, being awoken in the small hours from the transient noise (much of it, created by patrons of drinking emporiums and off licences that provide the liquor of which "Fallowfield Convenience Store's" extended hours, would be yet another addition to the problems in the area) pervading the streets here and wading through the mountains of garbage, filth, graffiti, herds of drug dealers and rats.

Quite frankly, the last thing that the Wilmslow Road corridor & "Brow" area of Fallowfield needs is yet further liquor sales operating hours and becoming a magnet for persons "pre-loading" and "post loading" (for house parties etc) / going to and leaving, the other establishments in the area and causing further suffering to the traumatised local residents.

I would be very grateful if the good members of the committee, could consider these points,

Yours sincerely,

██████████
██████████████████
██████████
██████████
██████████

RES 7

From: [REDACTED] >

Sent: 27 May 2023 14:25

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

Subject: Fallowfield Convenience Store 240 Wilmslow Road M14 6LD

Sir

I object to the request to have their opening hours extended from 1200 to 2 00 am.

There is already enough trouble around this area from late-opening alcohol outlets and we do not need another one.

I live about a mile away near Ladybarn Park and every morning I am picking up bottles and beer cans with associated

foodboxes and wrappings from Macdonalds etc that have clearly come from the Fallowfield shop zone.

Please do not help to add to these problems by allowing more time for people to buy stuff that they often discard anywhere.

[REDACTED]
[REDACTED]

RES 8

From: Fallowfield Community Guardians <[REDACTED]>

Sent: 30 May 2023 21:08

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

Cc: alan.isherwood <alan.isherwood@gmp.police.uk>; Stuart Alderson <Stuart.Alderson@manchester.gov.uk>; Fraser Swift <fraser.swift@manchester.gov.uk>

Subject: Premises Licence variation 287879/PW5: Fallowfield Convenience Store, 240-242 Wilmslow Road, Manchester, M14 6LD, (Fallowfield ward)

Dear Sirs

We are writing on behalf of Fallowfield & Withington Community Guardians and SE Fallowfield Residents Group We wish to strongly object to the variation of licence and later opening hours at 240-242 Wilmslow Road, M14 6XQ.

The main reason for our objection is that the current number of licensed premises in Fallowfield District Centre (54 licensed premises) already cause residents many problems; in particular in terms of noise, nuisance, littering, criminal damage and anti social behaviour. These alcohol related anti-social problems have been going on for years and are so pronounced that a cumulative impact policy zone has been assigned to Fallowfield District Centre to try and prevent further problems. Whilst this CIP is currently lapsed and a new policy is out for consultation, these problems are real, harmful and continuing. Adding later hours for the sale of alcohol will undoubtedly add to the existing problems.

This premises falls within the M14 6 subpostcode which has a massive student population unlike most other suburbs of Manchester. In 2018/19 there were 11,195 students and this is likely to be higher now due to the expansion of Owen's Park by more than 1000 bedspaces and the intensification of HMOs due to permitted development. The proximity of these premises to so many young people make off licences a real 'go to place' for last minute purchases of alcohol for pre drinks social parties, drinking at bus stops as money saving ways of getting in a few drinks before paying bar prices and of course the infamous Fallowfield house parties which cause much distress to many residents.

We consider that later availability of alcohol will definitely add to the existing problems. Other nearby off licences have caused problems over many years, including New Zealand Wines (granted a 2am licence before the Cumulative Impact Policy), Gaffs (licence revoked). Fallowfield Convenience Store had their licence revoked and the recently named premises (Midway Wines) was granted a licence to midnight before CIP and an application to extend hours was refused in 2019. Examples of problems at some of these premises include:

Breaking: New Zealand Wines has been raided by the police and is now under criminal investigation
<https://thetab.com/uk/manchester/2018/10/07/breaking-new-zealand-wines-has-been-raided-by-the-police-and-is-now-under-criminal-investigation-37430>

Police seize nitrous oxide during Wilmslow Road raid

The premises was reportedly 'openly selling' the drug to local residents

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/fallowfield-drugs-police-nitrous-oxide-15254084>

An ode to Gaffs: the pride and joy of Fallowfield

<https://thetab.com/uk/manchester/2017/02/28/ode-gaffs-pride-joy-fallowfield-25968>

Even though the CIP is under review, we would request that you use the same strict conditions to protect residents on the interim. MCC Statement of Licensing Policy 2021-2026 recommends refusal **"The effect of the Special Policy is that the Council will refuse applications for a new Premises Licence or Club Premises Certificate, or variation of an existing licence or certificate, whenever it receives relevant representation, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced"**

We believe that the licensing objectives will be undermined if extended hours are added to the existing licensed premises. Considerable problems exist for residents and relate to public nuisance, crime and disorder and public safety. Everyday occurrences include broken glass on surrounding pavements, vomit, litter and noise from patrons drinking in outside areas. Noise of patrons going to and from premises also creates a lot of sleep disturbance for residents.

Fallowfield has also recently been in the national news following the murder of a student in the early hours of the morning at the end of October 2022. In our experience of living in this area, we know that the consumption of alcohol and drugs exacerbates the problems which create so much anti social behaviour.

University student stabbed to death in Fallowfield

<https://www.independent.co.uk/news/uk/greater-manchester-police-cpr-manchester-crimestoppers-university-b2211285.html>

Investigation underway as man left needing surgery following 'serious assault'

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/investigation-underway-man-left-needing-25784666>

Our group have been meeting monthly since 2006 and at all of our meetings residents recount incidents of noise and anti social behaviour which often relates to the consumption of alcohol in bars and clubs as well as on-street drinking and house partying. This has a terrible effect of many of us and affects our sleep, health and well being. Alcohol is a root cause of many of these problems. **World Health Organisation research highlights that: "Restriction of availability has been assessed as a highly cost-effective best-buy intervention... Countries are recommended to regulate... to reduce the hours of sale (a highly cost-effective measure) and density of outlets."** <https://www.who.int/initiatives/SAFER/alcohol-availability>

Residents in our group are suffering immense stress and strain from living close to Fallowfield District Centre.

We completely oppose the request for additional hours for the sale of alcohol at Fallowfield Convenience Store and feel that it will undermine the licensing objectives and cause further harm to this fragile neighbourhood. Please reject this application for the wellbeing of residents.

Yours

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]