

RES 1

From: [REDACTED]
Sent: 09 July 2023 13:34
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: MANGEO HOSPITALITY LTD - 7 Keepers Quay. - 289496

Dear Colette,
thank you for sending me the application.

I have a few questions - it's quite a confusing application.

1. Section I (section i) Late Night Refreshment: start 23:00 Finish 23:30 Friday and Saturday. Indoors

Does this mean that if NYE falls on a Friday, they'll be open continuously through to Saturday night? Are you able to explain this to me, please.

2. Section J Supply of Alcohol both inside and outside the premises: Start 10:00, Finish 23:00 or

23:30 depending on the day. This includes Sunday. I understood alcohol could not be sold before midday on a Sunday. I am concerned about noise and litter on the promenade and marina. With Flawd next door, folks already take their drinks and consume them away from the area designated to Flawd outside, which I believe is a breach of their licence. I am unable to enjoy my balcony or having the door open due to the noise, music, and smoking. I imagine the same would happen with Finders Keepers. Flawd are required to close their doors from 9pm and for folks to consume their drinks inside from that point on. Finders Keepers application appears to want to serve folks outside up until 2300 or 2330, which is very late. I would request that folks are required to go inside from 9pm, that drinks cannot be consumed outside the premises after this time, and that smoking outside is prohibited. I would also request that the bar is not open every day. Flawd is closed 2 days a week, for comparison. Also for reference, House of Esk has reopened as a gin/cocktail bar, and has much more conservative opening days/hours compared to what Finders Keepers are requesting here.

3. Section L Hours Premises are Open to the Public: Start 8:00/9:00, Finish 23:30/00:00. Same as above. Seems like VERY long days. What are they serving from 8am every day?

Thank you very much,
I look forward to hearing your reply, or a reply from the applicants,

[REDACTED]

From: [REDACTED]
Sent: 01 July 2023 11:41
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: MANGEO HOSPITALITY LTD

Hello,
I'd like to see the application submitted by MANGEO HOSPITALITY LTD for the address of

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

please, so that I can evaluate it and make a response.

Thank you

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

EMAIL RESPONSE TO RESIDENT FROM APPLICANT

----- Forwarded message -----

From: [REDACTED]
Date: Thu, Jul 20, 2023 at 12:21 PM
Subject: Finders Keepers - Licensing Application
To: [REDACTED]
[REDACTED]

Hi [REDACTED]

My name is [REDACTED] and I am the owner & co-founder of Finders Keepers on New Islington Marina.

Copied in is also my co-founder and partner, [REDACTED]

Firstly, I'd love to give you an insight into myself and my co-founder. We have lived in New Islington / Ancoats for over 8 years, and have loved to watch the development in the area over the last few years. As a couple, we're incredibly supportive of local business, the area and have a strong connection with the community / residents. Our concept for Finders Keepers is to bring more of our neighbourhood together. Our bar will be high end, table service only with a very small amount of covers inside a very relaxed environment with expertly created cocktails.

Regarding your response to our licensing application. We're happy to chat and would love to clear up some of your queries and put your mind at rest regarding some of your points raised.

Please find below:

Late night refreshment / NYE

Regarding the query on NYE, we will not be open straight through to Saturday. That would be a gruelling expectation on our staff, who we really do care about. We have signed up to the Living Wage Foundation and pledge to pay all our staff as a minimum the wage set by the foundation.

Use out outdoor area / noise / smoking

We have clear policies in place within our venue to ensure our outside area is maintained in terms of cleanliness and there should never be any litter, also that no drinks are to be taken off the premises / to be consumed anywhere other than our designated tables. This will be strictly enforced by the team.

Our venue is strictly non-smoking, as keen users of the marina, we will enforce this. Co-incidentally we almost bought the apartment above Flawd a while ago, and we would not want to be breathing in passive smoke on the balcony so you raise a valid point.

We have written a smoking policy as part of our application and this will be strictly enforced, no smoking will be undertaken outside our venue, this includes vaping. Anyone wishing to smoke must do so over by the bin / designated area away from the entrance / outside seating.

Litter

We will ensure that this is strictly monitored, and indeed this is in our interests as well as yours – we want our premises to be situated in an attractive and well looked after area at all times. We have actually been engaging with various people from the Facebook groups to look at the general upkeep of the marina, and we support the other businesses in campaigning for more support from the council in ensuring bins don't overflow and the marina is upkept to the standard we all expect.

Regarding outdoor drinking, within our application we have suggested our outdoor tables are to be removed no later than 10pm.

However, our venue should be a positive contribution to the neighbourhood and not a nuisance, and as such we do understand your valid concern and would like to offer the following as a condition to be attached to our license:

‘The external area shall cease to be used for drinking at 21:00 daily.’

We will enforce this with signage and ensure the staff are fully briefed.

Opening hours

Apologies for any confusion regarding our opening hours. To clarify, our confirmed opening hours are as follows:

Monday and Tuesday - closed

Wednesday - 3pm - 11pm

Friday - 3pm - 12am

Saturday - 12pm-12am

Sunday - 12pm -10pm

What we seek in terms of hours/opening is for last orders for the sale of alcohol to be 11pm Wednesday & Thursday and 11.30pm Friday and Saturday and 9.30pm on Sundays.

There will then be a 30 minute period after that for customers to disperse, so all customers will be gone from the premises and the area by 11.30pm and midnight respectively. These slightly later hours would therefore be weekends only.

We'll monitor and control this dispersal very carefully towards the end of the night, with staff at the exit and outside the premises advising customers specifically that they should leave the area quietly.

We really hope this helps with your queries, and we'd be more than happy to meet for a coffee / in the venue to discuss any further?

We do feel all of our clientele will be fully respectful of the policies and procedures in place and the higher-end offering we are proposing will attract a certain demographic that, with our management, should not cause any nuisance.

It would be great if we could reach an agreement of understanding and we very much look forward to welcoming you into the venue for a sneak peek ahead of opening.

Best Wishes,

[Redacted Signature]

Head of Marketing