

From: Joan Davies <cllr.joan.davies@manchester.gov.uk>

Sent: 14 August 2023 17:12

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

Cc: Anthony McCaul <cllr.Anthony.McCaul@manchester.gov.uk>; Marcus Johns <cllr.marcus.johns@manchester.gov.uk>

Subject: Re: Premises Licence (new) 290702/HH1: St Johns Estate Public Realm, M3 (Deansgate ward)

Good afternoon

I wish to make a representation with respect to this application. This is made on behalf of myself and my colleagues, Deansgate Councillors Marcus Johns and Anthony McCaul.

Under 'Steps to promote the Licensing Objectives, as given by the applicant', Section C Prevention of Public Nuisance includes the following .

Conditions as offered:

- 8. The emptying of bins into skips, and refuse collections will not take place between 11pm and 7am.*
- 9. Deliveries to the premises will not take place between 11pm and 7am.*
- 10. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.*

Unfortunately, I cannot find exactly where the bins and skips are to be stored nor where the refuse collections will take place. This is a large site and the extent of refuse and recycling, including glass bottles, is likely to be sizeable at times. We are hearing reports from residents that they are being woken early in the morning by commercial waste collections for some businesses and premises which are located some distance from the waste collection point.

We are therefore requesting that

1. Actual and potential sites for both storage of waste, management of waste, and potential collection of waste are established.
2. Once that has been done then the applicant should consider the potential impact on nearby residents
3. The applicant should talk to the nearest residents about their plans and consider the potential for noise disturbance before devising a more detailed plan
4. Points 8 and 9 below should be amended: controlled hours should be offered. Controlled hours should be longer if the nearest residential accommodation is likely to be used by families with children. Point 10 should be taken into consideration when formulating the controlled hours.
5. Point 10 should apply if the waste is to be presented on the public highway. It should not be left overnight.

Please will you present this representation in full to the applicant's solicitor.

Please also acknowledge receipt and inform councillors of the date of any hearing.

Regards

Joan Davies

Councillor Joan Davies
Labour Councillor for Deansgate Ward, Manchester City Centre

RES 1

From: [REDACTED]
Sent: 14 August 2023 23:04
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Cc: [REDACTED]
Subject: Application 290702/HH1 (st John's estate)

Dear sir

Reference the above application, I note that the outside space is to be licensed until 11pm.

I have been to presentations by the solicitors representing the applicant. I have been informed that access will be restricted from the site to Lower Byrom street so that [REDACTED] residents [REDACTED] will not be disturbed. The applicant has said this will be by the installation of a gate. That said, the applicant has refused to provide assurance that the gate will be installed before the outside space is used and stated that they cannot specify the times that the gate will be locked closed.

In the absence of such assurances and an agreed plan regarding the gate (that is included in the licence) the comments by the applicant appear to be platitudes rather than an assurance that I and other residents will not be disturbed each night by those attending the outside space of the former Granada site.

Please note, there is a history of antisocial behaviour, which is threatening to individuals, taking place on Culvercliff walk at late hours when pubs/ clubs decant their patrons. This application will result in an increase in such disturbance if access is not restricted from the site to Lower Byrom street.

I request that the licensing committee, in granting any license, include provision such that:

- the gate preventing access to lower Byrom street from the former Granada estate is in situ before the licence is utilised
- the said gate is closed between 10pm and 5am (thereby preventing all egress from the site in the direction of the St John's gardens residential estate.)

I am aware of instances of waste collection taking place from the Bonded warehouse in the middle of the night and causing disturbance to those living in the vicinity.

Accordingly, I request that the licence includes provision that waste from the business operations associated with the licence cannot be collected between the hours of 10pm and 8am.

Thanks

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

RES2

From: [REDACTED]

Sent: 14 August 2023 23:47

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

Subject: Reference 290702/HH1 St Johns Estate Public Realm M3

To whom it may concern at premises.licensing@ manchester.gov.uk,

Manchester City Council [REDACTED] to ensure I feel secure in my own home and I am afforded relative peace and quiet enabling me to sleep, rest when required, study, and generally go about daily activities without disturbance.

Under 'Steps to promote the Licensing Objectives, as given by the applicant', Section C Prevention of Public Nuisance includes the following .

Conditions as offered:

- 8. The emptying of bins into skips, and refuse collections will not take place between 11pm and 7am.*
- 9. Deliveries to the premises will not take place between 11pm and 7am.*
- 10. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.*

Unfortunately, I cannot find exactly where the bins and skips are to be stored nor where the refuse collections will take place. This is a large site and the extent of refuse and recycling, including glass bottles, is likely to be sizeable at times. We are being woken early in the morning by commercial waste collections for some businesses and premises which are located some distance from the waste collection point.

We are therefore requesting that:

1. The applicant should consider the potential impact of sites for storage of waste, management of waste and potential collection of waste on nearby residents and sites chosen to have minimum impact on residents.
2. The applicant should talk to the nearest residents about their plans and consider the potential for noise disturbance before devising a more detailed plan
3. Points 8 and 9 below should be amended: controlled hours should be offered. Controlled hours should be longer if the nearest residential accommodation is likely to be used by families with children. Point 10 should be taken into consideration when formulating the controlled hours.
4. Point 10 should apply if the waste is to be presented on the public highway. It should not be left overnight.

People need a balance with peace and quiet included in their lives in order to live in harmony with their surroundings please take this into consideration in relation to this Licensing Application.

I look forward to hearing from you.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

